



AGENDA

Tuesday, March 3, 2020

5:00 P.M. Closed Session

6:30 P.M. Open Session

REGULAR MEETING

**CITY COUNCIL, AIRPORT COMMISSION,
MARINA ABRAMS B NON-PROFIT CORPORATION, PRESTON PARK SUSTAINABLE
COMMUNITY NON-PROFIT CORPORATION, SUCCESSOR AGENCY OF THE FORMER
MARINA REDEVELOPMENT AGENCY AND MARINA GROUNDWATER
SUSTAINABILITY AGENCY**

Council Chambers
211 Hillcrest Avenue
Marina, California

VISION STATEMENT

Marina will grow and mature from a small town bedroom community to a small city which is diversified, vibrant and through positive relationships with regional agencies, self-sufficient. The City will develop in a way that insulates it from the negative impacts of urban sprawl to become a desirable residential and business community in a natural setting. **(Resolution No. 2006-112 - May 2, 2006)**

MISSION STATEMENT

The City Council will provide the leadership in protecting Marina's natural setting while developing the City in a way that provides a balance of housing, jobs and business opportunities that will result in a community characterized by a desirable quality of life, including recreation and cultural opportunities, a safe environment and an economic viability that supports a high level of municipal services and infrastructure. **(Resolution No. 2006-112 - May 2, 2006)**

1. CALL TO ORDER



2. ROLL CALL & ESTABLISHMENT OF QUORUM: (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency)

Lisa Berkley, Adam Urrutia, Frank O'Connell, Mayor Pro-Tem/Vice Chair, Gail Morton, Mayor/Chair Bruce C. Delgado

3. CLOSED SESSION: *As permitted by Government Code Section 54956 et seq., the (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency) may adjourn to a Closed or Executive Session to consider specific matters dealing with litigation, certain personnel matters, property negotiations or to confer with the City's Meyers-Milias-Brown Act representative.*

- a. Conference with Legal Counsel, one case of existing litigation pursuant to paragraph (1) of subdivision (d) of CA Govt. Code Section 54956.9: (1) City of Marina and Marina Groundwater Sustainability Agency v. County of Monterey; Monterey County Board of Supervisors; County of Monterey Groundwater Sustainability Agency; California Department of Water Resources (DWR); and Director Karla Nemeth in her official capacity; Monterey County Superior Court Case No.19CV005270.
- b. Conference with Legal Counsel, anticipated litigation - initiation of litigation pursuant to paragraph (4) of subdivision (d) of CA Govt. Code Section 54956.9 – two potential cases.
- c. Real Property Negotiations
 - i. Property: MST Easement APN: 031-201-013
Negotiating Party: Monterey-Salinas Transit
Property Negotiator: City Manager
Terms: Price and Terms
 - ii. Property: Land Acquisition APN: 031-272-059
Negotiating Party: Sea Haven Community Association
Property Negotiator: City Manager
Terms: Price and Terms
 - iii. Property: Marina Coast Water District Property APN: 033-192-002
Negotiating Party: Marina Coast Water District
Property Negotiator: City Manager
Terms: Price and Terms
- d. Labor Negotiations
 - i. Marina Employees Association
 - ii. Marina Management Employee Association
 - iii. Marina Police Safety Officers Association (MPSOA)
 - iv. Marina Police Management Association
 - v. Department Directors

6:30 PM - RECONVENE OPEN SESSION AND REPORT ON ANY ACTIONS TAKEN IN CLOSED SESSION

- 4. **MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE** (Please stand)
- 5. **SPECIAL PRESENTATIONS:**
 - a **Recreation Announcements**
- 6. **SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR:** *Any member of the Public or the City Council may make an announcement of special events or meetings of interest as information to Council and Public. Any member of the public may comment on any matter within the City Council's jurisdiction which is not on the agenda. Please state your name for the record. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on a future agenda. City Council members or City staff may briefly respond to statements made or questions posed as permitted by Government Code Section 54954.2. In order that all interested parties have an opportunity to speak, please limit comments to a maximum of four (4) minutes. Any member of the public may comment on any matter listed on this agenda at the time the matter is being considered by the City Council.*

7. CONSENT AGENDA FOR THE SUCCESSOR AGENCY TO THE FORMER MARINA REDEVELOPMENT AGENCY: *Background information has been provided to the Successor Agency of the former Redevelopment Agency on all matters listed under the Consent Agenda, and these items are considered to be routine. All items under the Consent Agenda are normally approved by one motion. Prior to such a motion being made, any member of the public or the City Council may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda for Successor Agency to the former Marina Redevelopment Agency and placed at the end of Other Action Items Successor Agency to the former Marina Redevelopment Agency.*
8. CONSENT AGENDA: *Background information has been provided to the City Council, Airport Commission, Marina Abrams B Non-Profit Corporation, and Redevelopment Agency on all matters listed under the Consent Agenda, and these items are considered to be routine. All items under the Consent Agenda are normally approved by one motion. Prior to such a motion being made, any member of the public or the City Council may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda and placed at the end of Other Action Items.*
 - a. ACCOUNTS PAYABLE:
 - (1) Accounts Payable Check Numbers 94442-94516 totaling \$244,683.73
Wie transfers from Checking and Payroll for January 2020, totaling \$463,321.09
 - b. MINUTES:
 - (1) February 19, 2020, Regular City Council Meeting
 - c. CLAIMS AGAINST THE CITY: None
 - d. AWARD OF BID:
 - e. CALL FOR BIDS:
 - f. ADOPTION OF RESOLUTIONS:
 - g. APPROVAL OF AGREEMENTS
 - h. ACCEPTANCE OF PUBLIC IMPROVEMENTS: None
 - i. MAPS: None
 - j. REPORTS: (RECEIVE AND FILE):
 - (1) City consider receiving Jr Giants Annual report 2019.
 - (2) Transportation Agency for Monterey County February 26, 2020 Highlights
 - k. FUNDING & BUDGET MATTERS: None
 - l. APPROVE ORDINANCES (WAIVE SECOND READING):
 - m. APPROVE APPOINTMENTS: None
9. PUBLIC HEARINGS:
 - a. City Council open public hearing taking testimony from public and consider adopting Resolution No. 2020-, approving an appeal of the February 23, 2020 Planning Commission decision to deny Conditional Use Permit UP 2019-06 for a cannabis cultivation facility at 3343 Paul Davis Drive (APN: 203-011-019-000)

10. OTHER ACTIONS ITEMS OF THE SUCCESSOR AGENCY TO THE FORMER MARINA REDEVELOPMENT AGENCY: *Action listed for each Agenda item is that which is requested by staff. The Successor Agency may, at its discretion, take action on any items. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*
11. OTHER ACTION ITEMS: *Action listed for each Agenda item is that which is requested by staff. The City Council may, at its discretion, take action on any items. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*

Note: No additional major projects or programs should be undertaken without review of the impacts on existing priorities (Resolution No. 2006-79 – April 4, 2006).

- a. City Council consider adopting Resolution No. 2020-, authorizing the purchase of a fire engine budgeted for in the 2020/21 vehicle replacement fund and authorizing the allocation of \$200,000 from unassigned revenues to place a refundable deposit with Rosenbauer to secure a production slot to purchase an electric type one fire engine from Rosenbauer and authorizing the finance director to make necessary accounting and budgetary entries and return to the April 21, 2020 council meeting for final direction from Council approving the purchase of either a Rosenbauer electric engine or a Rosenbauer avenger engine.
 - b. City Council consider adopting Resolution No. 2020-, reserving and allocating sufficient water to serve a proposed 55,000 square foot assembly tent and 580,000 square foot aircraft manufacturing facility on a ±30-acre project site at 3200-C Imjin Road (a portion of APN# 031-112-001).
 - c. City Council consider adopting Resolution No. 2020-, authorizing the City Manager to execute a reimbursement agreement between the City of Marina, the City of Seaside, and the Monterey County Regional Fire District; authorize the City Manager and City Attorney to revise the dollar amounts listed for reimbursement depending on the dollar amount of the FORA blight removal bond; authorize the Finance Director to make necessary accounting and budgetary entries
12. COUNCIL & STAFF INFORMATIONAL REPORTS:
 - a. Monterey County Mayor's Association [Mayor Bruce Delgado]
 - b. Council and staff opportunity to ask a question for clarification or make a brief report on his or her own activities as permitted by Government Code Section 54954.2.
 13. ADJOURNMENT:

CERTIFICATION

I, Anita Sharp, Deputy City Clerk, of the City of Marina, do hereby certify that a copy of the foregoing agenda was posted at City Hall and Council Chambers Bulletin Board at 211 Hillcrest Avenue, Monterey County Library Marina Branch at 190 Seaside Circle, City Bulletin Board at the corner of Reservation Road and Del Monte Boulevard on or before 6:30 p.m., Friday, February 29, 2020.

ANITA SHARP, DEPUTY CITY CLERK

City Council, Airport Commission and Redevelopment Agency meetings are recorded on tape and available for public review and listening at the Office of the City Clerk and kept for a period of 90 days after the formal approval of MINUTES.

City Council meetings may be viewed live on the meeting night and at 12:30 p.m. and 3:00 p.m. on Cable Channel 25 on the Sunday following the Regular City Council meeting date. In addition, Council meetings can be viewed at 6:30 p.m. every Monday, Tuesday and Wednesday. For more information about viewing the Council Meetings on Channel 25, you may contact Access Monterey Peninsula directly at 831-333-1267.

Agenda items and staff reports are public record and are available for public review on the City's website (www.cityofmarina.org), at the Monterey County Marina Library Branch at 190 Seaside Circle and at the Office of the City Clerk at 211 Hillcrest Avenue, Marina between the hours of 10:00 a.m. 5:00 p.m., on the Monday preceding the meeting.

Supplemental materials received after the close of the final agenda and through noon on the day of the scheduled meeting will be available for public review at the City Clerk's Office during regular office hours and in a 'Supplemental Binder' at the meeting.

Members of the public may receive the City Council, Airport Commission and Successor Agency of the Former Redevelopment Agency Agenda at a cost of \$55 per year or by providing a self-addressed, stamped envelope to the City Clerk. The Agenda is also available at no cost via email by notifying the City Clerk at marina@cityofmarina.org

*ALL MEETINGS ARE OPEN TO THE PUBLIC. THE CITY OF MARINA DOES NOT DISCRIMINATE AGAINST PERSONS WITH DISABILITIES. Council Chambers are wheelchair accessible. meetings are broadcast on cable channel 25 and recordings of meetings can be provided upon request. to request assistive listening devices, sign language interpreters, readers, large print agendas or other accommodations, please call (831) 884-1278 or e-mail: marina@cityofmarina.org. requests must be made at least **48 hours** in advance of the meeting.*

Upcoming 2020 Meetings of the City Council, Airport
Commission, Marina Abrams B Non-Profit Corporation, Preston
Park Sustainable Community Nonprofit Corporation, Successor
Agency of the Former Redevelopment Agency and Marina
Groundwater Sustainability Agency

Regular Meetings: 5:00 p.m. Closed Session;

6:30 p.m. Regular Open Sessions

Tuesday, March 17, 2020

**** Wednesday, August 5, 2020**

Tuesday, August 18, 2020

Tuesday, April 7, 2020

Tuesday, September 1, 2020

Tuesday, April 21, 2020

Tuesday, September 15, 2020

Tuesday, May 5, 2020

Tuesday, October 6, 2020

Tuesday, May 19, 2020

Tuesday, October 20, 2020

Tuesday, June 2, 2020

***** Wednesday, November 4, 2020**

Tuesday, June 16, 2020

Tuesday, November 17, 2020

Tuesday, July 7, 2020

Tuesday, December 1, 2020

Tuesday, July 21, 2020

Tuesday, December 15, 2020

* Regular Meeting rescheduled due to Monday Holiday

**Regular Meeting rescheduled due to National Night Out Event

*** Regular Meeting rescheduled due to General Election Day

NOTE: Regular Meeting dates may be rescheduled by City Council only.

Special City Council Meetings

April 3-4, 2020 - Council Retreat (Marina Airport Conference Room)

C I T Y H A L L 2 0 2 0 H O L I D A Y S
(City Hall Closed)

Memorial Day -----Monday, May 25, 2020
Independence Day (City Offices Closed) -----Friday, July 3, 2020
Labor Day -----Monday, September 7, 2020
Veterans Day -----Wednesday, November 11, 2020
Thanksgiving Day -----Thursday, November 26, 2020
Thanksgiving Break -----Friday, November 27, 2020
Winter Break -----Thursday, December 24, 2020-Thursday, December 31, 2020

2020 COMMISSION DATES

Upcoming 2020 Meetings of Design Review Board 3rd Wednesday of every month. Meetings are held at the Council Chambers at 6:30 P.M. ** = Change in location due to conflict with Council meeting

March 18, 2020	May 20, 2020	September 16, 2020
April 15, 2020	June 17, 2020	October 21, 2020
	July 15, 2020	November 18, 2020
	August 19, 2020	December 16, 2020

Upcoming 2020 Meetings of Economic Development Commission 3rd Thursday of every month. Meetings are held at the Council Chambers at 4:00 P.M.
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March 19, 2020	May 21, 2020	September 17, 2020
April 16, 2020	June 18, 2020	October 15, 2020
	July 16, 2020	November 19, 2020
	August 20, 2020	December 17, 2020 (Cancelled)

Upcoming 2020 Meetings of Planning Commission 2nd and 4th Thursday of every month. Meetings are held at the Council Chambers at 6:30 P.M.

March 12, 2020	June 11, 2020	September 10, 2020
March 26, 2020	June 25, 2020	September 24, 2020
April 9, 2020	July 9, 2020	October 8, 2020
April 23, 2020	July 23, 2020	October 22, 2020
May 14, 2020	August 13, 2020	November 12, 2020
May 28, 2020	August 27, 2020	
		December 10, 2020

Upcoming 2020 Meetings of Public Works Commission 3rd Thursday of every month. Meetings are held at the Council Chambers at 6:30 P.M.

March 19, 2020	May 21, 2020	September 17, 2020
April 16, 2020	June 18, 2020	October 15, 2020
	July 16, 2020	November 19, 2020
	August 20, 2020	December 17, 2020 (Cancelled)

Upcoming 2020 Meetings of Recreation & Cultural Services Commission 1st Wednesday of every quarter month. Meetings are held at the Council Chambers at 6:30 P.M.
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March 4, 2020	June 3, 2020	September 2, 2020	December 2, 2020
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Upcoming 2020 Meetings of Marina Tree Committee 2nd Wednesday of every quarter month as needed. Meetings are held at the Council Chambers at 6:30 P.M.
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April 8, 2020	July 8, 2020	October 14, 2020
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Marina, CA

AP Check Register 02-21-20

Bank Account: 905 - Chase - Checking

Batch Date: 02/21/2020

Agenda Item: 8a

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 905 - Chase - Checking						
Check	02/21/2020	94442	Accounts Payable	A and R Plumbing Inc.		120.00
	Invoice		Date	Description		Amount
	131672		01/31/2020	B529_Plumbing Services		120.00
Check	02/21/2020	94443	Accounts Payable	Ace Hardware		182.78
	Invoice		Date	Description		Amount
	073159		01/14/2020	cleaning materials		39.23
	073160		01/14/2020	sports materials		56.79
	073187		01/17/2020	bulb		3.27
	073190		01/17/2020	cleaning materials		38.19
	073238		01/23/2020	cleaning materials		36.58
	073262		01/27/2020	chain proof		8.72
Check	02/21/2020	94444	Accounts Payable	Ace Hardware		282.13
	Invoice		Date	Description		Amount
	073425		02/11/2020	Chain proof & clevis grab hook - Veh		107.92
	073432		02/11/2020	Bldg & Grnd - material & supply		78.87
	073428		02/11/2020	Blade recip 6" & 9"		21.83
	073451		02/12/2020	Fasteners		4.37
	073442		02/12/2020	Fasteners & SW drill/drive		46.49
	073431		02/11/2020	Fasteners & pin hitch		22.65
Check	02/21/2020	94445	Accounts Payable	American Supply Co.		1,693.59
	Invoice		Date	Description		Amount
	2877375		02/04/2020	Airport Janitorial Supplies		159.56
	0146972		02/10/2020	Cleaning Supply-CW		1,534.03
Check	02/21/2020	94446	Accounts Payable	Andersen's Lock & Safe, LLC		205.00
	Invoice		Date	Description		Amount
	39046		02/14/2020	Maintenance for Safe		205.00
Check	02/21/2020	94447	Accounts Payable	AT & T		69.53
	Invoice		Date	Description		Amount
	000014324990		02/13/2020	CALNET3-9391023436 (239-461-6578)		69.53
Check	02/21/2020	94448	Accounts Payable	Diablo Engineering Group		60,936.09

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Marina, CA

AP Check Register 02-21-20

Bank Account: 905 - Chase - Checking

Batch Date: 02/21/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
	Invoice			Description		Amount
	1826			2nd Ave Extension & Patton Pkwy (R5) (12/30/19 - 02/07/20)		60,936.09
Check	02/21/2020	94449	Accounts Payable	Epic Aviation		20,265.46
	Invoice			Description		Amount
	7289671			Airport_JET A Fuel Purchase		20,265.46
Check	02/21/2020	94450	Accounts Payable	Hub International Insurance Services		251.02
	Invoice			Description		Amount
	01-31-20			Insurance fees for January 2020		251.02
Check	02/21/2020	94451	Accounts Payable	Jose Manuel Amaya Cruz		500.00
	Invoice			Description		Amount
	02-08-20 cc			Rental Refund - Community Center		500.00
Check	02/21/2020	94452	Accounts Payable	Magdalena Vazquez		250.00
	Invoice			Description		Amount
	02-15-20 vd			Rental Refund - Vince DiMaggio		250.00
Check	02/21/2020	94453	Accounts Payable	Marina Coast Water District		2,042.49
	Invoice			Description		Amount
	000056093.013120			Water Service_B529		218.16
	000056092.013120			Water Service_B527		1,031.64
	000056044.013120			Water Service_B521		140.28
	000056051.013120			Water Service_B521		153.39
	000056096.013120			Water Service_B554		100.50
	000056097.013120			Water Service_B507		398.52
Check	02/21/2020	94454	Accounts Payable	Michael Smith		75.00
	Invoice			Description		Amount
	04-11-20 vd			Refund on Fees - Vince DiMaggio		75.00
Check	02/21/2020	94455	Accounts Payable	Microsoft		2,506.53
	Invoice			Description		Amount
	E0700ABP9U			Citywide MS Office 365 - February 2020		1,248.00
	E0700ABHWS			Citywide MS Office 365 - February 2020		466.53

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Marina, CA

AP Check Register 02-21-20

Bank Account: 905 - Chase - Checking

Batch Date: 02/21/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	E0700ABHWR		02/11/2020	Citywide MS Office 365 - February 2020		792.00
	02/21/2020	94456	Accounts Payable	Monterey Auto Supply		196.19
	Invoice		Date	Description		Amount
Check	697735		01/23/2020	Veh - Maint Parts & Supply - Unit 597		196.19
	02/21/2020	94457	Accounts Payable	Monterey County Clerk		4.00
	Invoice		Date	Description		Amount
Check	20-9119		02/13/2020	Transfer Tax Report Fees/Jan20		4.00
	02/21/2020	94458	Accounts Payable	Monterey County Film Commission		300.00
	Invoice		Date	Description		Amount
Check	02-10-20		02/10/2020	Refund Rent		300.00
	02/21/2020	94459	Accounts Payable	Office Depot		790.43
	Invoice		Date	Description		Amount
Check	441776581-001		02/12/2020	Office Depot		221.89
	441810158001		02/12/2020	Office Supplies-Finance		120.83
	437606008002		02/12/2020	Office Supplies-Finance		10.38
	440365145001		02/07/2020	Office Supplies-Finance		437.33
	02/21/2020	94460	Accounts Payable	Pacific Gas & Electric		5,708.38
	Invoice		Date	Description		Amount
Check	313-6.FEB20		02/06/2020	PG&E 6793435313-6		5,708.38
	02/21/2020	94461	Accounts Payable	Salinas Valley Ford		6.13
	Invoice		Date	Description		Amount
Check	6985		09/26/2019	Sealantm - Unit 892		25.96
	100963		12/12/2019	Filter-pass com - returned		(19.83)
	02/21/2020	94462	Accounts Payable	Save The Whales		39,255.12
	Invoice		Date	Description		Amount
Check	5		12/07/2019	Storm Water Program -NPDES (07/01/19 - 10/31/19)		39,255.12
	02/21/2020	94463	Accounts Payable	Taygeta Scientific, Inc.		274.55
	Invoice		Date	Description		Amount
	000544		02/10/2020	Quarterly PD NAS Support & Data		274.55

Marina, CA

AP Check Register 02-21-20

Bank Account: 905 - Chase - Checking

Batch Date: 02/21/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	02/21/2020	94464	Accounts Payable	TechRx Technology Services		543.74
	Invoice		Date	Description		Amount
	8336		01/31/2020	printer		543.74
Check	02/21/2020	94465	Accounts Payable	U.S. Bank Equipment Finance		216.32
	Invoice		Date	Description		Amount
	405899147		01/29/2020	CDD Copier Lease Payment - February 2020		216.32
Check	02/21/2020	94466	Accounts Payable	Valley Saw & Garden Equipment		116.73
	Invoice		Date	Description		Amount
	221497		02/12/2020	2 in 1 file guide 3/8"PM, face & ear field		116.73
Check	02/21/2020	94467	Accounts Payable	Verizon Wireless		414.57
	Invoice		Date	Description		Amount
	9848054602		02/10/2020	Monthly Verizon Bill-308174766		414.57
Check	02/21/2020	94468	Accounts Payable	Marina Employees Association		150.00
	Invoice		Date	Description		Amount
	02-07-20		02/07/2020	24 - MEA Dues		150.00
Check	02/21/2020	94469	Accounts Payable	Marina Professional Fire Fighters Association		220.00
	Invoice		Date	Description		Amount
	02-07-20		02/07/2020	35 - MPFFA Dues		220.00
EFT	02/21/2020	652	Accounts Payable	Richard B. Standridge	121042882 / 8312012522	4,560.00
	Invoice		Date	Description		Amount
	20-04		02/14/2020	Services 02-04/02-13-20		4,560.00
EFT	02/21/2020	653	Accounts Payable	Marina Police Association-MPOA	322271627 / 901587928	240.00
	Invoice		Date	Description		Amount
	02-07-20		02/07/2020	23 - MPOA Dues		240.00
EFT	02/21/2020	654	Accounts Payable	Police Officers Association - POA	322271627 / 901589106	1,296.00
	Invoice		Date	Description		Amount
	02-07-20		02/07/2020	25 - POA Dues		1,296.00

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Marina, CA

AP Check Register 02-21-20

Bank Account: 905 - Chase - Checking

Batch Date: 02/21/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
905 Chase - Checking Totals:				Transactions: 31		\$143,671.78

Checks: 28 \$137,575.78
EFTs: 3 \$6,096.00

Marina, CA

AP Check Register 02-21-20 Special.Prado

Bank Account: 905 - Chase - Checking

Batch Date: 02/21/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 905 - Chase - Checking						
Check	02/21/2020	94470	Accounts Payable	Anthony Prado		2,746.38
	Invoice			Description		Amount
	02-21-20 Payroll			Replace portion of Paycheck		2,746.38
905 Chase - Checking Totals:						2,746.38
Checks:						\$2,746.38
Transactions: 1						

Marina, CA

AP Check Register 02-28-20

Bank Account: 905 - Chase - Checking

Batch Date: 02/28/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 905 - Chase - Checking						
Check	02/28/2020	94471	Accounts Payable	Ace Hardware		44.52
	Invoice		Date	Description		Amount
	073455		02/13/2020	Fasteners		32.52
	073500		02/19/2020	Handsoap & air pleat - CH		12.00
Check	02/28/2020	94472	Accounts Payable	Aramark Uniform Service		493.02
	Invoice		Date	Description		Amount
	760668684		02/12/2020	Uniform Service - Public Works Crew		80.54
	760668683		02/12/2020	Uniform Service - Public Works Crew		41.32
	760668682		02/12/2020	Uniform Service - Public Works Crew		68.77
	760668681		02/12/2020	Uniform Service - Public Works Crew		55.88
	760679795		02/19/2020	Uniform Service - Public Works Crew		55.88
	760679798		02/19/2020	Uniform Service - Public Works Crew		80.54
	760679796		02/19/2020	Uniform Service - Public Works Crew		68.77
	760679797		02/19/2020	Uniform Service - Public Works Crew		41.32
Check	02/28/2020	94473	Accounts Payable	Arrowhead Scientific, Inc.		269.61
	Invoice		Date	Description		Amount
	121923		01/06/2020	Evidence Supplies 1/6/20		269.61
Check	02/28/2020	94474	Accounts Payable	AT & T		620.56
	Invoice		Date	Description		Amount
	02-13-20		02/13/2020	AT&T 831-582-9957		204.60
	02-14-20		02/14/2020	AT&T Billing/Alarm, EOC & PEBST Equipment-Citywide 2/14/20		415.96
Check	02/28/2020	94475	Accounts Payable	AT & T		630.73
	Invoice		Date	Description		Amount
	000014333933		02/15/2020	CALNET3-9391023435 (237-267-6922)		181.54
	000014333902		02/15/2020	CALNET3-9391023482 (884-0985)		21.04
	000014333906		02/15/2020	CALNET3-9391023487 (884-9497)		21.04
	000014333909		02/15/2020	CALNET3-9391023490 (884-9568)		35.79
	000014333910		02/15/2020	CALNET3-9391023491 (884-9654)		82.04
	000014333904		02/15/2020	CALNET3-9391023485 (884-2573)		21.04
	000014333905		02/15/2020	CALNET3-9391023486 (884-9153)		21.04

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Bank Account: 905 - Chase - Checking

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Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	000014333903	02/15/2020		CALNET3-9391023483 (884-0986)		21.04
	000014333899	02/15/2020		CALNET3-9391023479 (883-0919)		21.04
	000014333898	02/15/2020		AT&T Billing/Southfield Office 1/15 thru 2/14/20		40.43
	000014325027	02/13/2020		AT&T Billing/Radio Repeater 1/13 thru 2/12/20		164.69
	02/28/2020	94476	Accounts Payable	Avaya, Inc.		352.85
	Invoice		Date	Description		Amount
Check	2734278763	02/04/2020		CW - Phone System		352.85
	02/28/2020	94477	Accounts Payable	Bear Electrical Solutions, Inc.		5,598.00
	Invoice		Date	Description		Amount
	9719	12/30/2019		Traffic Signal Maintenance - response		5,348.00
	9454	11/30/2019		Traffic Signal Maintenance - Routine		250.00
Check	02/28/2020	94478	Accounts Payable	Bureau Veritas North America, Inc.		3,121.50
	Invoice		Date	Description		Amount
	1515308	02/13/2020		Starbucks Plan Review		2,614.80
	1515309	02/13/2020		741 Neeson Road Laminating Rm & ADA Upgrades		506.70
	02/28/2020	94479	Accounts Payable	Cintas Corporation		213.49
	Invoice		Date	Description		Amount
Check	630807076	12/27/2019		Mat Service-Police/Fire 12/27/19		71.16
	630785130	11/29/2019		Mat Service-Police/Fire 11/29/19		71.16
	4040616715	01/24/2020		Mat Service-Police/Fire 1/24/20		71.17
	02/28/2020	94480	Accounts Payable	Anita Coley Heath		1,450.00
	Invoice		Date	Description		Amount
Check	919	02/13/2020		POST Background/E. Gamboa 2/13/20		1,450.00
	02/28/2020	94481	Accounts Payable	CSG Consultants		2,595.00
	Invoice		Date	Description		Amount
	28615	01/10/2020		CSG Eng: Dunes TIA Updates (R78) (12/01/19 - 12/27/19)		720.00
	28616	01/10/2020		CSG Eng: Dunes TIA Updates (R78) (12/01/19 - 12/27/19)		720.00
Check	B200068	02/03/2020		Plan Review Services 1/1-1/31 2020		1,155.00
	02/28/2020	94482	Accounts Payable	Dave's Repair Service		664.81
	Invoice		Date	Description		Amount

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Bank Account: 905 - Chase - Checking

Batch Date: 02/28/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	31192		02/10/2020	Replaced VST nozzle, changed gas filter & outside diesel filter		664.81
	02/28/2020	94483	Accounts Payable	Della Mora Heating, Inc.		1,505.96
Check	13283		02/11/2020	Bldg & Grnd - heating material - Library		1,505.96
	02/28/2020	94484	Accounts Payable	Ferguson Enterprise, Inc. # 1423		57.68
Check	8323478		02/12/2020	Small tools - Marina Airport		57.68
	02/28/2020	94485	Accounts Payable	First Alarm		178.35
Check	526641		02/15/2020	Buglar/Fire Alarm Service-Police/Fire 3/1 thru 5/31/20		178.35
	02/28/2020	94486	Accounts Payable	GCS Environmental Equipment Services		475.93
Check	20978		02/18/2020	Nut cover-GB, Hub G.B & Pin-cotter - Unit 599		475.93
	02/28/2020	94487	Accounts Payable	George T. Powell		1,200.00
Check	02012020		02/01/2020	Parking Rental-Police/Fire 2/1 thru 2/28/20		1,200.00
	02/28/2020	94488	Accounts Payable	Goldfarb & Lipman		8,248.73
Check	134514		02/12/2020	Marina/FORA Litigation - January 2020		1,371.20
	134513		02/12/2020	Affordable Housing - January 2020		1,163.53
Check	134512		02/12/2020	The Dunes - January 2020		2,022.00
	134511		02/12/2020	General File - January 2020		3,692.00
Check	14175197		02/13/2020	Pump grease trap - Community Center		380.00
	02/28/2020	94490	Accounts Payable	Green Rubber-Kennedy AG		27.75
Check	S-652465		02/13/2020	Best flock-lined nitrile		27.75
	02/28/2020	94491	Accounts Payable	Kimley-Horn & Associates		40,208.08

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Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	Invoice		Date	Description	Amount	
	14805456		09/30/2019	Annual Street Resurfacing Project (09/01/19 - 09/30/19)	2,867.50	
	15151448		10/31/2019	Annual Street Resurfacing Project (10/01/19 - 10/31/19)	11,002.70	
	15471382		11/30/2019	Annual Street Resurfacing Project (11/01/19 - 11/30/19)	26,337.88	
Check	Invoice		Date	Description	Amount	
	02/28/2020	94492	Accounts Payable	Language Line, LLC	93.87	
	Invoice		Date	Description	Amount	
	4733578		01/31/2020	Translation Service/Patrol 1/31/20	93.87	
Check	Invoice		Date	Description	Amount	
	02/28/2020	94493	Accounts Payable	Marina Coast Water District	3,153.58	
	Invoice		Date	Description	Amount	
	000057000	013120	01/31/2020	000057 000 - 3220 Imjin Road (01/01/20 - 01/31/20)	140.28	
	000056041	013120	01/31/2020	000056 041 - 3260 Imjin Rd, Fire Station 2 (01/01/20 - 01/31/20)	243.77	
	014874000	013120	01/31/2020	MCWD 014874 000 - 289 12th St (01/01/20 - 01/31/20)	133.26	
	000056036	013120	01/31/2020	000056 036 - Center Median 2nd Ave (01/01/20 - 01/31/20)	158.41	
	000056037	013120	01/31/2020	000056 037 - 2nd Avenue Irrigation (01/01/20 - 01/31/20)	158.41	
	000056049	013120	01/31/2020	000056 049 - Imjin Road University (01/01/20 - 01/31/20)	158.41	
	000056043	013120	01/31/2020	000056 043 - 761 Imjin Rd, Hangar 524 (01/01/20 - 01/31/20)	149.02	
	000056095	013120	01/31/2020	000056 095 - 2nd Ave Median (01/01/20 - 01/31/20)	363.80	
	000056091	013120	01/31/2020	Water Billing/Training Center 1/1 thru 1/31/20	140.28	
	000056025	021420	02/14/2020	000056 025 - 327 Reind- Los Arb Spts Comp (01/18/20 - 02/14/20)	71.03	
	000056027	021420	02/14/2020	000056 027 - Center Med & ROW Calif Ave (01/18/20 - 02/14/20)	44.13	
	000056007	021420	02/14/2020	000056 007 - Calif Ave Landscape (01/18/20 - 02/14/20)	82.30	
	000056005	021420	02/14/2020	000056 005 - Calif Ave. and Patton Pkwy (01/18/20 - 02/14/20)	82.30	
	000056015	020720	02/07/2020	000056 015 - Cypress Cove II (01/11/20 - 02/07/20)	55.95	
	000056084	020720	02/07/2020	000056 084 - Ctr Median 3172 Cres-Shuler (01/11/20 - 02/07/20)	25.21	
	000056035	020720	02/07/2020	000056 035 - Cardoza/Reser Rd. - Tate Park (01/11/20 - 02/07/20)	296.35	
	000056086	020720	02/07/2020	000056 086 - Center Median 3208 Cresc (01/11/20 - 02/07/20)	25.21	
	000056011	020720	02/07/2020	000056 011 - Tate Park 3254 Del Monte (01/11/20 - 02/07/20)	417.29	
	000056034	020720	02/07/2020	000056 034 - 3240 Def - Windy Hill Park (01/11/20 - 02/07/20)	79.61	
	000056014	020720	02/07/2020	000056 014 - VD Park 3200 Del Monte Blvd (01/11/20 - 02/07/20)	162.99	
	000056085	020720	02/07/2020	000056 085 - Center Median 3192 Cresc Ave. (01/11/20 - 02/07/20)	25.21	
	000056032	020720	02/07/2020	000056 032 - Cresc Ave/Costa Mont Bay Est (01/11/20 - 02/07/20)	55.95	
	000056008	020720	02/07/2020	000056 008 - Reservation Rd & Del Monte (01/11/20 - 02/07/20)	25.21	
	000056087	020720	02/07/2020	000056 087 - Center Median 3218 Cresc (01/11/20 - 02/07/20)	25.21	

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Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	000056030	020720		000056 030 - Center Med. Reser- Ram Inn (01/11/20 - 02/07/20)		33.99
	02/28/2020	94494	Accounts Payable	Monterey Auto Supply		266.18
	Invoice		Date	Description		Amount
	703581		02/13/2020	Veh - Maint Parts & Supply - Unit 608		31.68
	700391		02/03/2020	Veh - Maint Parts & Supply - Credit Memo		(10.71)
	699411		01/29/2020	Veh - Maint Parts & Supply - Unit 862		10.71
	702348		02/10/2020	Veh - Maint Parts & Supply - Unit 592		34.76
	701486		02/06/2020	Veh - Maint Parts & Supply - Unit 888		45.94
	703323		02/12/2020	Veh - Maint Parts & Supply - Unit 612		35.88
	702759		02/11/2020	Veh - Maint Parts & Supply - Unit 553		13.04
	702767		02/11/2020	Veh - Maint Parts & Supply - Unit 04-01		10.89
	703024		02/11/2020	Veh - Maint Parts & Supply - Unit 593		19.25
	702836		02/11/2020	Veh - Maint Parts & Supply - Credit Memo		(7.60)
	705552		02/20/2020	Veh - Maint Parts & Supply - Unit 5431		17.55
	705818		02/21/2020	Veh - Maint Parts & Supply - Unit 04-01		27.17
	705816		02/21/2020	Veh - Maint Parts & Supply - Unit 04-01 5431		23.93
	704002		02/14/2020	Veh - Maint Parts & Supply - Unit 597		4.76
	703878		02/14/2020	Veh - Maint Parts & Supply - Unit 612		8.93
	02/28/2020	94495	Accounts Payable	Monterey Bay Office Products		488.35
	Invoice		Date	Description		Amount
Check	406343160		02/03/2020	City Hall Copier Lease Payment Bizhub 1100 - February 2020		488.35
	02/28/2020	94496	Accounts Payable	Monterey One Water		214.68
	Invoice		Date	Description		Amount
Check	12-000009 013120		01/31/2020	12-000009 - 208 Palm Ave (01/01/20- 02/29/20)		214.68
	02/28/2020	94497	Accounts Payable	Monterey Regional Waste Management District		217.76
	Invoice		Date	Description		Amount
Check	01-31-20		01/31/2020	Citywide -Dump Fees		217.76
	02/28/2020	94498	Accounts Payable	Monterey Tire Service		604.58
	Invoice		Date	Description		Amount
	1-93391		02/07/2020	Mich latitude HP tour - Unit 888		245.60

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Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	1-93486		02/13/2020	F/S Transforce - Unit 608		358.98
	02/28/2020	94499	Accounts Payable	MP Express		668.67
	Invoice		Date	Description		Amount
Check	60709		02/08/2020	Traffic Citations		668.67
	02/28/2020	94500	Accounts Payable	National Safety Council		65.00
	Invoice		Date	Description		Amount
Check	INV-1741102		12/18/2019	Renewal DDC Instructor Certification 12/18/19		65.00
	02/28/2020	94501	Accounts Payable	Office Depot		121.17
	Invoice		Date	Description		Amount
Check	433232825001		01/23/2020	Planning Office Supplies		56.29
	433240056001		01/24/2020	Planning Office Supplies		4.74
	435878900001		01/28/2020	Planning Office Supplies		39.75
	440920666001		02/10/2020	Planning Office Supplies		20.39
	02/28/2020	94502	Accounts Payable	Office Depot		110.12
	Invoice		Date	Description		Amount
Check	2381121666		01/31/2020	Paper Holders & Mouse Pad/Admin 1/31/20		19.33
	2343660643		10/26/2019	Toner/Admin 10/26/19		90.79
	02/28/2020	94503	Accounts Payable	Office Depot		286.09
Check	438030447001		02/05/2020	Office Supplies		202.89
	442558394001		02/12/2020	Pocket folders & clearview highlighters		83.20
	02/28/2020	94504	Accounts Payable	Pacific Gas & Electric		4,133.67
	Invoice		Date	Description		Amount
	851-0.FEB20		02/14/2020	PG&E - 3440977851-0		162.18
	608-2.FEB20		02/16/2020	PG&E - 7383993608-2		675.10
Check	562-0.FEB20		02/18/2020	PG&E - 4758891562-0		1,118.81
	148-6.FEB20		02/16/2020	PG&E - 5593414148-6		196.21
	311-8.FEB20		02/18/2020	PG&E - 6513132311-8		10.51
	720-0.FEB20		02/16/2020	PG&E - 0167505720-0		930.66
	582-7.FEB20		02/16/2020	PG&E - 8161432582-7		158.09
	02/28/2020	94505	Accounts Payable			

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Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
	202-3.FEB20		02/16/2020	PG&E - 6594070202-3		92.99
	353-7.FEB20		02/16/2020	PG&E - 9930567353-7		68.35
	943-2.FEB20		02/16/2020	PG&E - 6150212943-2		70.94
	827-8.FEB20		02/18/2020	PG&E - 0423929827-8		107.06
	210-0.FEB20		02/18/2020	PG&E - 3242976210-0		156.76
	085-2.FEB20		02/16/2020	PG&E - 5434906085-2		99.15
	535-3.FEB20		02/18/2020	PG&E - 6161832535-3		231.01
	767-2.FEB20		02/16/2020	PG&E Billing/Training Center 1/9 thru 2/9/20		55.85
Check	02/28/2020	94505	Accounts Payable	Pacific Truck Parts		11.12
	Invoice		Date	Description		Amount
	1817682		02/21/2020	Kit & lamp - Unit 04-01		11.12
Check	02/28/2020	94506	Accounts Payable	Quill Corporation		611.73
	Invoice		Date	Description		Amount
	4647000		02/10/2020	Stepladder 4 (3)/Records 2/10/20		403.10
	4749345		02/12/2020	Office Supplies/Records 2/12/20		84.11
	4781285		02/13/2020	Office Supplies/Records 2/13/20		124.52
Check	02/28/2020	94507	Accounts Payable	Robert R. Wellington		13,142.28
	Invoice		Date	Description		Amount
	25068		02/06/2020	Retainer - December 2019		1,800.00
	25073		02/06/2020	Misc Personnel Matters - October 2019		27.00
	25067		02/06/2020	Fort Ord Reuse Matters - October 2019		10.00
	25072		02/06/2020	Marina Equestrian Center - October 2019		72.00
	25074		02/06/2020	Public Records Act Requests - October 2019		63.00
	25075		02/06/2020	Recreation Matters - October 2019		36.00
	25076		02/06/2020	Tax & Finance Matters - October 2019		18.00
	25071		02/06/2020	Land Use & Operations - October 2019		1,201.00
	25070		02/06/2020	Joby Aero Inc - October 2019		943.00
	25069		02/06/2020	Groundwater Sustainability Agency - October 2019		1,330.00
	25066		02/06/2020	Code Enforcement Matters - October 2019		677.00
	25065		02/06/2020	Cal Am Matters - October 2019		3,323.00
	25077		02/06/2020	The Dunes - October 2019		1,728.28
	25078		02/06/2020	Voting Rights Act - October 2019		1,914.00
Check	02/28/2020	94508	Accounts Payable	Salinas Valley Pro Squad		285.02

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Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
	Invoice			Date	Description	Amount
	304718			01/09/2020	Patch Replacement	12.00
	305208			01/30/2020	Led Road Flare Bag - Name Strips (10)	120.18
	304951			01/31/2020	Police Uniform Shirts - Records (2)	152.84
Check	02/28/2020	94509	Accounts Payable	Sierra Springs & Alhambra		80.97
	Invoice			Date	Description	Amount
	9696351	021520		02/15/2020	Corp Yard - Sierra Spring - Water Svc	80.97
Check	02/28/2020	94510	Accounts Payable	South Bay Regional Public Safety Training Cons.		3,413.00
	Invoice			Date	Description	Amount
	220432			02/12/2020	Basic Police Academy #155/G. Rose	3,413.00
Check	02/28/2020	94511	Accounts Payable	T J K M		210.00
	Invoice			Date	Description	Amount
	0049220			12/31/2019	Engineering & Speed/Traff Survey (On-Call) (12/01/19 - 12/27/19)	210.00
Check	02/28/2020	94512	Accounts Payable	TechRx Technology Services		217.50
	Invoice			Date	Description	Amount
	8292			01/31/2020	Projector Screen for Smokeless Range	217.50
Check	02/28/2020	94513	Accounts Payable	Traffic Safety Store - W.L. Snook & Associates		855.86
	Invoice			Date	Description	Amount
	INV000721208			02/03/2020	Road Flares	855.86
Check	02/28/2020	94514	Accounts Payable	Tri County Fire Protection		110.00
	Invoice			Date	Description	Amount
	HP51894			02/03/2020	Recharging of Patrol Vehicle Fire Extinguishers	110.00
Check	02/28/2020	94515	Accounts Payable	United Site Services		215.03
	Invoice			Date	Description	Amount
	114-9824498			01/31/2020	Toilet Rentals - Corner Beach Rd - De Forest	215.03
Check	02/28/2020	94516	Accounts Payable	Valley Fabrication		352.77
	Invoice			Date	Description	Amount

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Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
905 Chase - Checking Totals:	281112		02/06/2020	Veh - Maint Parts & Supply - Unit 612		352.77
Checks:		46		Transactions: 46		\$98,265.57

Monthly EFT/Wire Report-Checking Acct.

From Payment Date: 1/1/2020 - To Payment Date: 1/31/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
905 - Chase - Checking									
EFT									
529	01/02/2020	Open			Accounts Payable	JP Morgan Commercial Card	\$100.00	\$100.00	\$0.00
530	01/06/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$564.66	\$564.66	\$0.00
531	01/06/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$508.76	\$508.76	\$0.00
541	01/07/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$2,322.44	\$2,322.44	\$0.00
542	01/10/2020	Open			Accounts Payable	Richard B. Standridge	\$760.00	\$760.00	\$0.00
543	01/10/2020	Open			Accounts Payable	Marina Police Association-MPOA	\$250.00	\$250.00	\$0.00
544	01/10/2020	Open			Accounts Payable	Police Officers Association - POA	\$1,350.00	\$1,350.00	\$0.00
545	01/06/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$486.93	\$486.93	\$0.00
546	01/07/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$706.68	\$706.68	\$0.00
547	01/07/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$437.24	\$437.24	\$0.00
548	01/08/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$133.30	\$133.30	\$0.00
549	01/08/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$2,645.48	\$2,645.48	\$0.00
550	01/09/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$2,928.84	\$2,928.84	\$0.00
551	01/09/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$1,352.53	\$1,352.53	\$0.00
552	01/09/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$772.73	\$772.73	\$0.00
553	01/07/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$786.60	\$786.60	\$0.00
554	01/10/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$285.57	\$285.57	\$0.00
555	01/13/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$817.55	\$817.55	\$0.00
556	01/13/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$254.69	\$254.69	\$0.00
557	01/13/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$320.70	\$320.70	\$0.00
558	01/13/2020	Open			Accounts Payable	JP Morgan Commercial Card	\$879.54	\$879.54	\$0.00
559	01/13/2020	Open			Accounts Payable	JP Morgan Commercial Card	\$848.85	\$848.85	\$0.00
560	01/13/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$225.74	\$225.74	\$0.00
561	01/13/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$373.69	\$373.69	\$0.00
562	01/13/2020	Open			Accounts Payable	JP Morgan Commercial Card	\$651.81	\$651.81	\$0.00
563	01/13/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$1,043.23	\$1,043.23	\$0.00
566	01/09/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$1,252.87	\$1,252.87	\$0.00
567	01/10/2020	Open			Accounts Payable	AFLAC - Attn.:Remittance Process	\$4,109.17	\$4,109.17	\$0.00
568	01/10/2020	Open			Accounts Payable	Discovery Benefits, Inc.	\$1,376.52	\$1,376.52	\$0.00
571	01/14/2020	Open			Accounts Payable	Discovery Benefits, Inc.	\$66.00	\$66.00	\$0.00
572	01/01/2020	Open			Accounts Payable	Standard Insurance Company	\$1,701.50	\$1,701.50	\$0.00
573	01/01/2020	Open			Accounts Payable	Standard Insurance Company	(\$64.10)	(\$64.10)	\$0.00
574	01/17/2020	Open			Accounts Payable	Marina Police Association-MPOA	\$250.00	\$250.00	\$0.00
575	01/17/2020	Open			Accounts Payable	Police Officers Association - POA	\$1,350.00	\$1,350.00	\$0.00
576	01/06/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$1,298.00	\$1,298.00	\$0.00
577	01/14/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$2,936.92	\$2,936.92	\$0.00
578	01/15/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$252.02	\$252.02	\$0.00
579	01/01/2020	Open			Accounts Payable	PERS Health Services Division	\$73,159.82	\$73,159.82	\$0.00
580	01/01/2020	Open			Accounts Payable	PERS Health Services Division	\$3,835.65	\$3,835.65	\$0.00
581	01/01/2020	Open			Accounts Payable	Standard Insurance Company	\$2,067.68	\$2,067.68	\$0.00
582	01/01/2020	Open			Accounts Payable	Standard Insurance Company	\$150.21	\$150.21	\$0.00
583	01/15/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$191.64	\$191.64	\$0.00
584	01/10/2020	Open			Accounts Payable	CalPERS	\$106,962.62	\$106,962.62	\$0.00
585	01/10/2020	Open			Accounts Payable	CalPERS	(\$1,223.83)	(\$1,223.83)	\$0.00
586	01/10/2020	Open			Accounts Payable	CalPERS	\$100.98	\$100.98	\$0.00
587	01/24/2020	Open			Accounts Payable	Richard B. Standridge	\$5,937.50	\$5,937.50	\$0.00
591	01/23/2020	Open			Accounts Payable	First Data EMPS	\$208.13	\$208.13	\$0.00
594	01/23/2020	Open			Accounts Payable	Invoice Cloud, Inc.	\$75.00	\$75.00	\$0.00

Monthly EFT/Wire Report-Checking Acct.

From Payment Date: 1/1/2020 - To Payment Date: 1/31/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
596	01/24/2020	Open			Accounts Payable	AFLAC - Attn.: Remittance Process	\$4,018.04	\$4,018.04	\$0.00
597	01/24/2020	Open			Accounts Payable	Discovery Benefits, Inc.	\$1,376.52	\$1,376.52	\$0.00
598	01/31/2020	Open			Accounts Payable	Marina Police Association-MPOA	\$240.00	\$240.00	\$0.00
599	01/31/2020	Open			Accounts Payable	Police Officers Association - POA	\$1,296.00	\$1,296.00	\$0.00
602	01/24/2020	Open			Accounts Payable	CalPERS	\$78,874.59		
603	01/24/2020	Open			Accounts Payable	CalPERS	(\$483.62)		
614	01/13/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	(\$150.66)		
625	01/31/2020	Open			Accounts Payable	JP Morgan Chase Bank, N.A.	\$180.28		
631	01/16/2020	Open			Accounts Payable	Hinderliter, de Llamas & Associates	\$2,168.57		
632	01/16/2020	Open			Accounts Payable	Division of the State Architect	\$15.00		
636	01/17/2020	Open			Accounts Payable	Rosenbauer Minnesota, LLC	\$240,492.00		
637	01/17/2020	Open			Accounts Payable	Rosenbauer Minnesota, LLC	\$377,704.99		
638	01/31/2020	Open			Accounts Payable	Berkadia	\$97,660.98		
Type EFT Totals:							\$1,031,194.55	\$234,732.42	\$0.00
905 - Chase - Checking Totals									

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	61	\$1,031,194.55	\$234,732.42
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	61	\$1,031,194.55	\$234,732.42

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	61	\$1,031,194.55	\$234,732.42
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	61	\$1,031,194.55	\$234,732.42

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	61	\$1,031,194.55	\$234,732.42
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	61	\$1,031,194.55	\$234,732.42
All	Status	Count	Transaction Amount	Reconciled Amount
	Open	61	\$1,031,194.55	\$234,732.42
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	61	\$1,031,194.55	\$234,732.42

Monthly EFT/Wire Report - Payroll Account

From Payment Date: 1/1/2020 - To Payment Date: 1/31/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
913 - Chase - Payroll ZBA									
EFT									
6167	01/10/2020	Reconciled		01/31/2020	Accounts Payable	California State Disbursement Unit	\$1,742.52	\$1,742.52	\$0.00
6168	01/10/2020	Reconciled		01/31/2020	Accounts Payable	EFTPS Electronic Federal Tax Payment System	\$89,538.11	\$89,538.11	\$0.00
6169	01/10/2020	Reconciled		01/31/2020	Accounts Payable	Employment Development Department	\$27,876.47	\$27,876.47	\$0.00
6170	01/10/2020	Reconciled		01/31/2020	Accounts Payable	ICMA Retirement Trust	\$7,553.20	\$7,553.20	\$0.00
6171	01/10/2020	Reconciled		01/31/2020	Accounts Payable	Nationwide Retirement	\$3,326.23	\$3,326.23	\$0.00
6172	01/10/2020	Reconciled		01/31/2020	Accounts Payable	Rebecca Minuth	\$527.52	\$527.52	\$0.00
6313	01/24/2020	Reconciled		01/31/2020	Accounts Payable	California State Disbursement Unit	\$1,742.52	\$1,742.52	\$0.00
6314	01/24/2020	Reconciled		01/31/2020	Accounts Payable	EFTPS Electronic Federal Tax Payment System	\$65,417.06	\$65,417.06	\$0.00
6315	01/24/2020	Reconciled		01/31/2020	Accounts Payable	Employment Development Department	\$19,572.54	\$19,572.54	\$0.00
6316	01/24/2020	Reconciled		01/31/2020	Accounts Payable	ICMA Retirement Trust	\$7,672.14	\$7,672.14	\$0.00
6317	01/24/2020	Reconciled		01/31/2020	Accounts Payable	Nationwide Retirement	\$3,092.84	\$3,092.84	\$0.00
6318	01/24/2020	Reconciled		01/31/2020	Accounts Payable	Rebecca Minuth	\$527.52	\$527.52	\$0.00
Type EFT Totals:							\$228,588.67	\$228,588.67	\$0.00
913 - Chase - Payroll ZBA Totals									

EFTs	Status	Count	Transaction Amount	Reconciled Amount
All	Open	0	\$0.00	\$0.00
	Reconciled	12	\$228,588.67	\$228,588.67
	Voided	0	\$0.00	\$0.00
	Total	12	\$228,588.67	\$228,588.67

All	Status	Count	Transaction Amount	Reconciled Amount
All	Open	0	\$0.00	\$0.00
	Reconciled	12	\$228,588.67	\$228,588.67
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	12	\$228,588.67	\$228,588.67

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
EFTs	Open	0	\$0.00	\$0.00
	Reconciled	12	\$228,588.67	\$228,588.67
	Voided	0	\$0.00	\$0.00
	Total	12	\$228,588.67	\$228,588.67
All	Status	Count	Transaction Amount	Reconciled Amount
	Open	0	\$0.00	\$0.00
	Reconciled	12	\$228,588.67	\$228,588.67
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	12	\$228,588.67	\$228,588.67



DRAFT

Agenda Item: **8b(1)**
City Council Meeting of
February 19, 2020

MINUTES

Wednesday, February 19, 2020

5:00 P.M. Closed Session
6:30 P.M. Open Session

REGULAR MEETING

**CITY COUNCIL, AIRPORT COMMISSION,
MARINA ABRAMS B NON-PROFIT CORPORATION, PRESTON PARK SUSTAINABLE
COMMUNITY NON-PROFIT CORPORATION, SUCCESSOR AGENCY OF THE FORMER
MARINA REDEVELOPMENT AGENCY AND MARINA GROUNDWATER
SUSTAINABILITY AGENCY**

Council Chambers
211 Hillcrest Avenue
Marina, California

TELECONFERENCE LOCATIONS: ¹

92 Zircon Road
Reno, NV

1. **CALL TO ORDER**

2. **ROLL CALL & ESTABLISHMENT OF QUORUM:** (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency)

MEMBERS PRESENT: Lisa Berkley, Adam Urrutia, Frank O'Connell, Mayor Pro-Tem/Vice Chair, Gail Morton

MEMBERS ABSENT: Mayor/Chair Bruce C. Delgado

3. **CLOSED SESSION:** *As permitted by Government Code Section 54956 et seq., the (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency) may adjourn to a Closed or Executive Session to consider specific matters dealing with litigation, certain personnel matters, property negotiations or to confer with the City's Meyers-Milias-Brown Act representative.*

- a. Conference with Legal Counsel, one case of existing litigation pursuant to paragraph (1) of subdivision (d) of CA Govt. Code Section 54956.9: (1) City of Marina and Marina Groundwater Sustainability Agency v. County of Monterey; Monterey County Board of Supervisors; County of Monterey Groundwater Sustainability Agency; California Department of Water Resources (DWR); and Director Karla Nemeth in her official capacity; Monterey County Superior Court Case No.19CV005270.

¹ Note: Pursuant to Government Code Section 54953(b), this meeting will include teleconference participation by Mayor Bruce C. Delgado from the address above. This Notice and Agenda will be posted at the teleconference location

- b. Conference with Legal Counsel, anticipated litigation - initiation of litigation pursuant to paragraph (4) of subdivision (d) of CA Govt. Code Section 54956.9 – two potential cases.
- c. Real Property Negotiations
 - i. Property: Imjin Parkway/Landfill Site, APNs 031-101-039, 031-101-040, 031-101-041 and 031-101-042
Negotiating Party: County of Monterey and Successor to the Redevelopment Agency of the County of Monterey
Property Negotiator: City Manager and Finance Director
Terms: Price and Terms

6:30 PM - RECONVENE OPEN SESSION AND REPORT ON ANY ACTIONS TAKEN IN CLOSED SESSION

Robert Rathie, Assistant City Attorney reported out Closed Session: Council met in Closed Session on all the matters listed on the agenda which was three cases of litigation and one real property negotiations. Council received information, provided direction and no reportable action was taken this evening in Closed Session.

- 4. **MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE** (Please stand)
- 5. **SPECIAL PRESENTATIONS:**
 - a **Recreation Announcements**
- 6. **SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR:** *Any member of the Public or the City Council may make an announcement of special events or meetings of interest as information to Council and Public. Any member of the public may comment on any matter within the City Council's jurisdiction which is not on the agenda. Please state your name for the record. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on a future agenda. City Council members or City staff may briefly respond to statements made or questions posed as permitted by Government Code Section 54954.2. In order that all interested parties have an opportunity to speak, please limit comments to a maximum of four (4) minutes. Any member of the public may comment on any matter listed on this agenda at the time the matter is being considered by the City Council.*
 - Gary Crassa – Friends of the Marina Parks is holding a Ribbon Cutting Ceremony/Mural Dedication at Glorja Jean Tate Park on Saturday, March 14th from 3:00-5:00pm everyone is invited.
 - Mike Owen – Expressed his support for Wendy Root Askew for the 4th District Supervisor Seat.
 - Lizbeth – Wanted to know if the city could look into lowering the speed limit along Imjin Parkway from 45mph to 35mph due to the speeding vehicles. We've already had a one fatality at Imjin and 3rd. Hopes the roundabouts will be installed in the not too far future. Mentioned that a few streetlights along Imjin Parkway are not working and asked if they can be looked into.
 - Nancy Amadeo – Spoke about her travel to New York City where she went to the 9-11 Memorial and Memorial Museum. It is a very emotional experience. The museum is an interesting building

with lots of open spaces and incredibly quiet. Thanked all First Responders for their daily sacrifices. Presented the Police and Fire Chiefs with 9-11 Memorial Pins.

- Cristina Median Dirksen – Spoke about the Porterville fire and the loss of two firefighters, one who was linked to her family. We need to take a moment to thank them and thank our police officers for their sacrifice and the families that endure the sacrifice of not knowing whether a dangerous situation will become something a little bit more. Appreciates Nancy for bringing back that token and giving a chance to give pause to thank our public safety.
- Brian McCarthy – Made comments about the “smell” in Marina and asked: Does the city agree with MBARD’s assessment that the odors are coming from the composting operation? Why are we asking residents to call MBARD versus the County Health Department or MRWMD or some other responsible agency? What has the city done with the information from MBARD that the landfill is the source of these odors? Hopes the city can be more transparent about the issue. It’s one that can be worked through in the years to come. Concerned that public trust is being eroded over this issue due to a lack of resolution or an appearance that a resolution is somewhere in the distant future.

7. CONSENT AGENDA FOR THE SUCCESSOR AGENCY TO THE FORMER MARINA REDEVELOPMENT AGENCY: *Background information has been provided to the Successor Agency of the former Redevelopment Agency on all matters listed under the Consent Agenda, and these items are considered to be routine. All items under the Consent Agenda are normally approved by one motion. Prior to such a motion being made, any member of the public or the City Council may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda for Successor Agency to the former Marina Redevelopment Agency and placed at the end of Other Action Items Successor Agency to the former Marina Redevelopment Agency.*

8. CONSENT AGENDA: *Background information has been provided to the City Council, Airport Commission, Marina Abrams B Non-Profit Corporation, and Redevelopment Agency on all matters listed under the Consent Agenda, and these items are considered to be routine. All items under the Consent Agenda are normally approved by one motion. Prior to such a motion being made, any member of the public or the City Council may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda and placed at the end of Other Action Items.*

a. ACCOUNTS PAYABLE:

- (1) Accounts Payable Check Numbers 94334-94441, totaling \$77,796.73
Accounts Payable Successor Agency totaling \$95.00

b. MINUTES:

- (1) January 28, 2020, Special Joint City Council and Planning Commission Meeting
- (2) February 4, 2020, Regular City Council Meeting

c. CLAIMS AGAINST THE CITY: None

d. AWARD OF BID: None

e. CALL FOR BIDS: None

f. ADOPTION OF RESOLUTIONS:

- (1) City Council consider adopting **Resolution No. 2020-17**, approving the destruction of 1099 records according to the City’s Records Retention Policy covering the calendar years of 1996 to 2013.

g. APPROVAL OF AGREEMENTS

- (1) ~~City Council consider adopting Resolution No. 2020, approving a Public Improvement Agreement for Sea Haven Phase 3A between the City of Marina and the Contracting Parties of 104 Investments, LLC, Locans Investments, LLC, Wathen Castanos Peterson Homes, Inc., Wathen Castanos Peterson Coastal, LP, and Marina Developers, Inc., and; authorizing the City Manager to execute the Public Improvement Agreement on behalf of the City subject to final review and approval by the City Attorney. **Continued from February 4, 2020 — Pulled by Mayor Pro Tem Morton, becomes agenda item 11c**~~
- (2) ~~City Council consider adopting Resolution No. 2020, approving a Conditional Airport Use Permit for Joby Aero, Inc. for use of the middle tarmac and runway at the Marina Municipal Airport for commercial aeronautical-related ground testing activities; and authorizing the City Manager, as the Airport Manager and the Airport Services Manager to execute the Conditional Airport Use Permit on behalf of the City subject to final review and approval by the City Attorney. **Pulled by Council Member Berkley, becomes agenda item 11b**~~

h. ACCEPTANCE OF PUBLIC IMPROVEMENTS: Nonei. MAPS: Nonej. REPORTS: (RECEIVE AND FILE):

- (1) Monterey Salinas Transit February 10, 2020 Highlights

k. FUNDING & BUDGET MATTERS: Nonel. APPROVE ORDINANCES (WAIVE SECOND READING): Nonem. APPROVE APPOINTMENTS: None

Paula Pelot – Had a question for agenda item 8a: On the check ledger there was a check drawn for a settlement to the law firm that apparently brought the claim that resulted in the districting and at the November 5th meeting we were informed that is was bout \$30,000 but might be negotiated down. Asked if the \$5,000 payment to the attorney who filed the District suit against the was the final payment because she thought it would be much higher and if it is the final payment who do we thank for negotiating it down to the \$5,000?

Council Member Berkley requested to pull agenda item 8g(2) for questions.

Mayor Pro-Tem Morton had a quick question for agenda item 8f(1) and requested to pull agenda item 8g(1)

8f(1)

Mayor Pro-Tem Morton – if an individual is to retain tax returns up to nine years and this is only a five year and we're destroying them, so if there's dispute as to a 1099 we would have no record. Would it be prudent for use also to retain 1099's for the full nine years?

MORTON/BERKLEY: TO APPROVE AGENDA ITEM 8f(1) WITH MODIFICATIONS TO THE RESOLUTION TO CHANGE THE CALENDAR YEAR TO 1996-2010. 4-0-1(Delgado)-0 Motion Passes

URRUTIA/BERKLEY: TO APPROVE THE CONSENT AGENDA MINUS 8g(1) AND 8g(2). 4-0-1(Delgado)-0 Motion Passes

9. PUBLIC HEARINGS: None
10. OTHER ACTIONS ITEMS OF THE SUCCESSOR AGENCY TO THE FORMER MARINA REDEVELOPMENT AGENCY: *Action listed for each Agenda item is that which is requested by staff. The Successor Agency may, at its discretion, take action on any items. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*
 - a. Successor Agency Board consider adopting **Resolution No. 2020-01(SA-MRA)**, that approves certain documents for a property tax increment bond issue for the Marina Dunes project, pursuant to pre-existing enforceable obligations, and take various other actions related thereto, and direct the City Manager to return to the Board with the balance of the documents required to complete this transaction, including a preliminary official statement and a bond purchase agreement.

Staff report presented by Karen Tiedemann.

Council Questions: Page 2 of the staff report it make reference to the Successor Agency previously issued bonds in 2018 for \$13,490,000 and on the following page right above “Tonight’s Action” it make refence to the “*developer will receive a total of \$11 million for infrastructure cost and \$10.7 million for costs relating to affordable housing from the proceed of the prior bonds and from regular semi-annual payments*” How much of the money the developer received, which is \$21.7 million is from the bond? Is it anticipated that there will be another set of bonds in the future after this? So, the 2018 \$13 million was captured by bonds and this time they’re expecting \$18 million more, correct? Is the FORA bond a higher priority than this one? If FORA doesn’t bond prior to June 30, 2020 their tight to bond terminates, correct? Does that pool of money or Marina’s portion of it get added to the pool of money that this bond would be bonding against?

URRUTIA/BERKLEY: TO APPROVE RESOLUTION NO. 2020-01(SA-MRA), APPROVING THE ISSUANCE OF BONDS IN ORDER TO MAKE PAYMENTS ON AN ENFORCEABLE OBLIGATION, APPROVING THE EXECUTION AND DELIVERY OF A FIRST SUPPLEMENTAL INDENTURE OF TRUST RELATING THERETO, REQUESTING OVERSIGHT BOARD APPROVAL OF THE ISSUANCE OF THE BONDS, REQUESTING CERTAIN DETERMINATIONS BY THE OVERSIGHT BOARD, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO, AND DIRECT THE CITY MANAGER TO RETURN TO THE BOARD WITH THE BALANCE OF THE DOCUMENTS REQUIRED TO COMPLETE THIS TRANSACTION, INCLUDING A PRELIMINARY OFFICIAL STATEMENT AND A BOND PURCHASE AGREEMENT. 4-0-1(Delgado)-0
Motion Passes

Public Comments: None

11. OTHER ACTION ITEMS: *Action listed for each Agenda item is that which is requested by staff. The City Council may, at its discretion, take action on any items. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*

Note: No additional major projects or programs should be undertaken without review of the impacts on existing priorities (Resolution No. 2006-79 – April 4, 2006).

- a. City Council consider adopting **Resolution No. 2020-18**, receive a presentation and provide comments on the preliminary concept plan for the park at Sea Haven; and approve the concept plan for the park at Sea Haven; and Approve the allocation of up to \$700,000 from the Park Impact Fee Fund to finance additional park features that are

beyond the developers funding commitment for the park, and authorize the Finance Director to make necessary accounting and budgetary entries.

Council Question: In the Plan it's marked with two BBQ/picnic areas and the restrooms are near the middle of the area. Why isn't there a restroom in between the two BBQ/picnic areas? Why only one restroom for this entire park site? What is the approximate distance from the BBQ/picnic areas to the restroom? What do we envision for the playing surface in the playground? What about using the foam playing surface? How frequently do we replenish the woodchips in our playgrounds? Is there anything that can be done to mitigate the mold that grows on the woodchips over a period of time? Are any of the play structures offered to us accessible to people with all disability levels? Could any portion of the \$700,000 in impact fees be used to install restrooms in different locations? So, tonight we're being asked to approve the \$700,000 and the preliminary concept park plan before us? Is a four-stall restroom adequate if you're having 200 people sit in an amphitheater? Is there another spot towards the western side of the park to place an additional restroom? Do we have any money in our park impact fees earmarked for enhancements at Windy Hill Park? Safety/surveillance concerns on restroom? Irrigation of grass and plants?

Public Comments:

- Kathy Biala – Having restrooms near picnic areas needs to be rethought. Restrooms should be near the playgrounds.
- Mike Owen – Made comment on a tree survey that was prepared. Notice that the 200 trees mentioned in the report have not been marked, numbers or tagged. No indications of what trees are there that they intend to preserve or save. Developer needs clear direction or be told that the Tree Committee needs to have a tree removal permit that comes before them on this project. Believes the developers is not aware of that.
- Lizbeth – People cannot wait to get this park. They have been promised this for quite a while. Hopes that this is the year that this area can be filled in with a park. If you can manage to lower the speed limit on Imjin people can enjoy it even longer.

BERKLEY/MORTON: TO APPROVE RESOLUTION NO. 2020-18, RECEIVE A PRESENTATION AND PROVIDE COMMENTS ON THE PRELIMINARY CONCEPT PLAN FOR THE PARK AT SEA HAVEN; AND APPROVE THE CONCEPT PLAN FOR THE PARK AT SEA HAVEN; AND APPROVE THE ALLOCATION OF UP TO \$700,000 FROM THE PARK IMPACT FEE FUND TO FINANCE ADDITIONAL PARK FEATURES THAT ARE BEYOND THE DEVELOPERS FUNDING COMMITMENT FOR THE PARK, AND AUTHORIZE THE FINANCE DIRECTOR TO MAKE NECESSARY ACCOUNTING AND BUDGETARY ENTRIES. 3-1(Urrutia)-1(Delgado)-0 Motion Passes

- b. City Council consider adopting **Resolution No. 2020-19**, approving a Conditional Airport Use Permit for Joby Aero, Inc. for use of the middle tarmac and runway at the Marina Municipal Airport for commercial aeronautical-related ground testing activities; and authorizing the City Manager, as the Airport Manager and the Airport Services Manager to execute the Conditional Airport Use Permit on behalf of the City subject to final review and approval by the City Attorney. ***Pulled by Council Member Berkley, was agenda item 8g(2)***

Council Member Berkley – Are we in compliance with FAA regulations for this Use Permit? Is this a one-time FAA approval? Does Joby’s testing take priority over other activities on our airport? Is there any way the FAA would say that this is unacceptable? If FAA decided that this was no longer an acceptable use of the runway, are there any negative ramifications for the city in our relationship with Joby?

Council Questions: So, this Use permit is in effect from March 1, 2020 thru December 31, 2021? Is the 72-hour notice for the city?

BERKLEY/URRUTIA: TO APPROVE RESOLUTION NO. 2020-19, APPROVING A CONDITIONAL AIRPORT USE PERMIT FOR JOBY AERO, INC. FOR USE OF THE MIDDLE TARMAC AND RUNWAY AT THE MARINA MUNICIPAL AIRPORT FOR COMMERCIAL AERONAUTICAL-RELATED GROUND TESTING ACTIVITIES; AND AUTHORIZING THE CITY MANAGER, AS THE AIRPORT MANAGER AND THE AIRPORT SERVICES MANAGER TO EXECUTE THE CONDITIONAL AIRPORT USE PERMIT ON BEHALF OF THE CITY SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY. 4-0-1(Delgado)-0 Motion Passes

Public Comments:

- Brian McCarthy – Thinks this is an excellent use for the airport. The airport is an asset to the city of Marina, which is under-utilized. Excited this came before Council and excited to see the motion on the table and supports it 100%.
- c. City Council consider adopting **Resolution No. 2020-20**, approving a Public Improvement Agreement for Sea Haven Phase 3A between the City of Marina and the Contracting Parties of 104 Investments, LLC, Locans Investments, LLC, Wathen Castanos Peterson Homes, Inc., Wathen Castanos Peterson Coastal, LP, and Marina Developers, Inc., and; authorizing the City Manager to execute the Public Improvement Agreement on behalf of the City subject to final review and approval by the City Attorney. *Continued from February 4, 2020 – Pulled by Mayor Pro-Tem Morton, was agenda item 8g(1)*

Mayor Pro-Tem Morton – this item came before us at the last City Council meeting. Section 11 is eliminating any inconsistencies or any way modifying their preexisting agreement with regard to the CFD, correct? So, the First Amendment to the agreement would be controlling as to the collection of any replacement FORA CFD fees and this agreement does not alter or modify that agreement, correct? Is the agreement for improvement of streets, installation of storm drains and other public works facilities, which we’re asked to approve tonight, by approving this are we in anyway compromising our interest as to First Amendment to the Development Agreement and what is necessary to implement our understanding of the CFD replacement fees?

Council Questions: on page 20 of the revised document that was given to us on the dais, Section B 2(c) it makes reference to “*the city shall be responsible for distributing an applicable portion of the new fee to other regional agencies*” are we saying the developer pays us the CFD fees and somehow we’re paying a portion of that to for example say MCWD? Would the developer be paying the city the TAMC fee and we in turn would be sending it to TAMC? As far as this agreement is concerned, there’s nothing in this agreement that’s going to require us to reduce the fee that we would otherwise be receiving as a CFD fee? Is the developer aware of that?

URRUTIA/BERKLEY: TO APPROVE RESOLUTION NO. 2020-20, APPROVING A PUBLIC IMPROVEMENT AGREEMENT FOR SEA HAVEN PHASE 3A BETWEEN THE CITY OF MARINA AND THE CONTRACTING PARTIES OF 104 INVESTMENTS, LLC, LOCANS INVESTMENTS, LLC, WATHEN CASTANOS PETERSON HOMES, INC., WATHEN CASTANOS PETERSON COASTAL, LP, AND MARINA DEVELOPERS, INC., AND; AUTHORIZING THE CITY MANAGER TO EXECUTE THE PUBLIC IMPROVEMENT AGREEMENT ON BEHALF OF THE CITY SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY. 4-0-1(Delgado)-0 Motion Passes

12. COUNCIL & STAFF INFORMATIONAL REPORTS:

- a. Monterey County Mayor's Association [Mayor Bruce Delgado]
- b. Council and staff opportunity to ask a question for clarification or make a brief report on his or her own activities as permitted by Government Code Section 54954.2.

Layne Long, City Manager announced that the Council Retreat has been set for April 3-4, 2020

13. ADJOURNMENT: The meeting adjourned at 9:13 PM

Anita Sharp, Deputy City Clerk

ATTEST:

Gail Morton, Mayor-Pro-Tem

	PERCENT OF PARENTS WHO INDICATED THEIR CHILD WILL RETURN TO PLAY JUNIOR GIANTS NEXT SEASON: 87% (Program Avg: 85%)	PERCENT OF COACHES/ TEAM PARENTS WHO INDICATED THEY WILL RETURN TO JUNIOR GIANTS NEXT SEASON: 100% (Program Avg: 91%)	
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MARINA

Percent of Parents Satisfied: Communication: 87% (Historic Avg: 85%) League Org. & Leadership: 83% (Historic Avg: 84%) Coaches: 89% (Historic Avg: 86%) Overall Program: 93% (Historic Avg: 92%)	
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League is *Exemplary* in Program Delivery in 2019!

Based on league parent and coach/team parent satisfaction data, this league was assigned **Exemplary** status in 2019. That status is improved from 2018. Congratulations on an outstanding job!

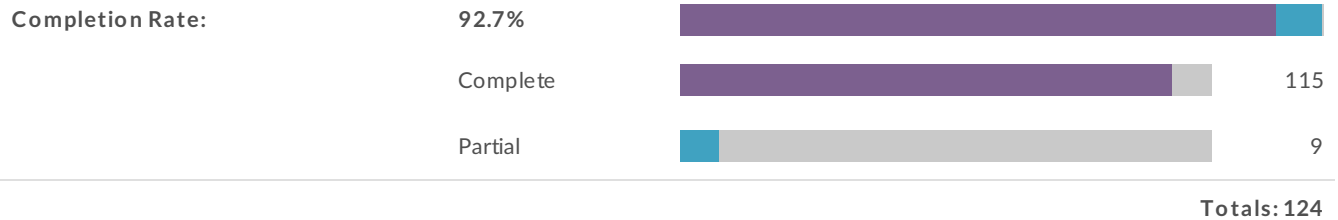
Despite the excellent ratings for most variables, there is room for a close examination of league leadership structure when it comes to perception of parents, and more effective communication is often the answer there. You should be commended and continue support for coaches and team parents as key ambassadors for the overall program.

We know you do what you do for the kids and for your community, not for praise, but please know that your commitment to excellence is both recognized and appreciated. Congratulations again and keep up the good work!

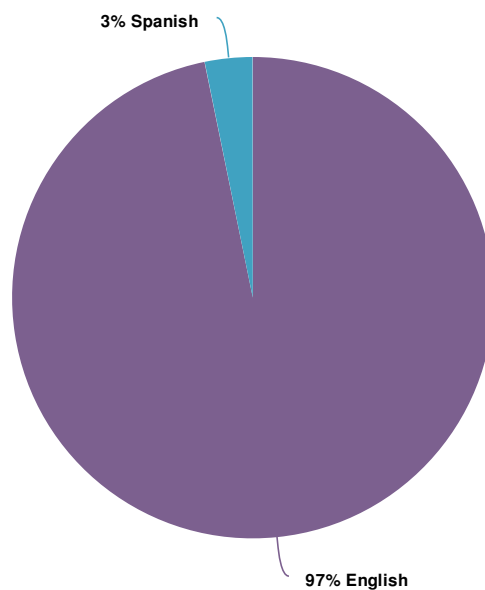
Percent of Coaches/ Team Parents Satisfied: Communication: 86% (Historic Avg: 85%) League Org. & Leadership: 93% (Historic Avg: 85%) Overall Program: 94% (Historic Avg: 92%)
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Report for 2019 Junior Giants Parent/Guardian Survey - Marina

Response Counts

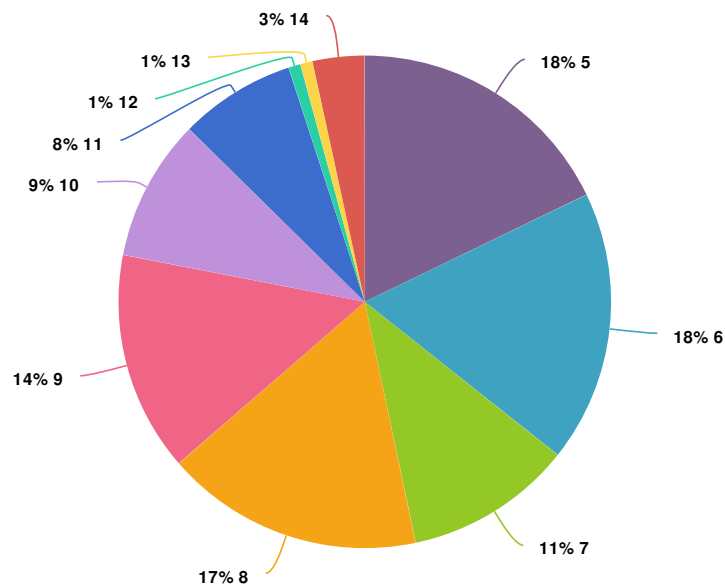


1. Would you prefer to take this survey in English or Spanish?



Value	Percent	Responses
English	96.8%	120
Spanish	3.2%	4
		Totals: 124

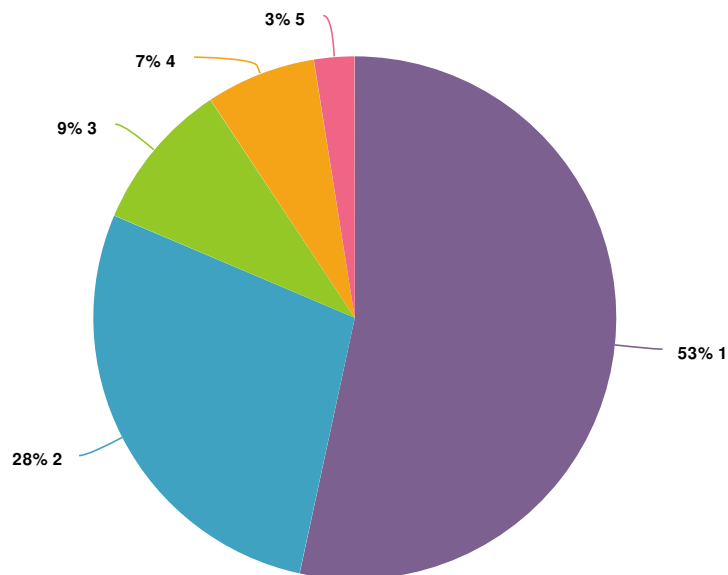
2. Age of child



Value		Percent	Responses
5		17.8%	21
6		17.8%	21
7		11.0%	13
8		16.9%	20
9		14.4%	17
10		9.3%	11
11		7.6%	9
12		0.8%	1
13		0.8%	1
14		3.4%	4

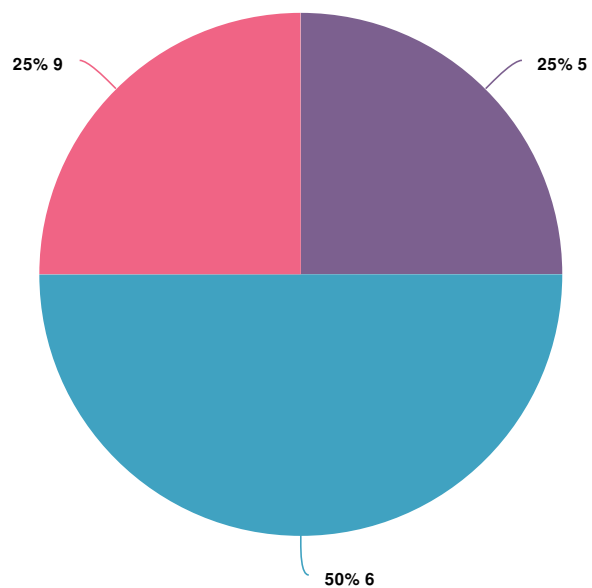
Totals: 118

3. Number of years with Junior Giants (including this season)



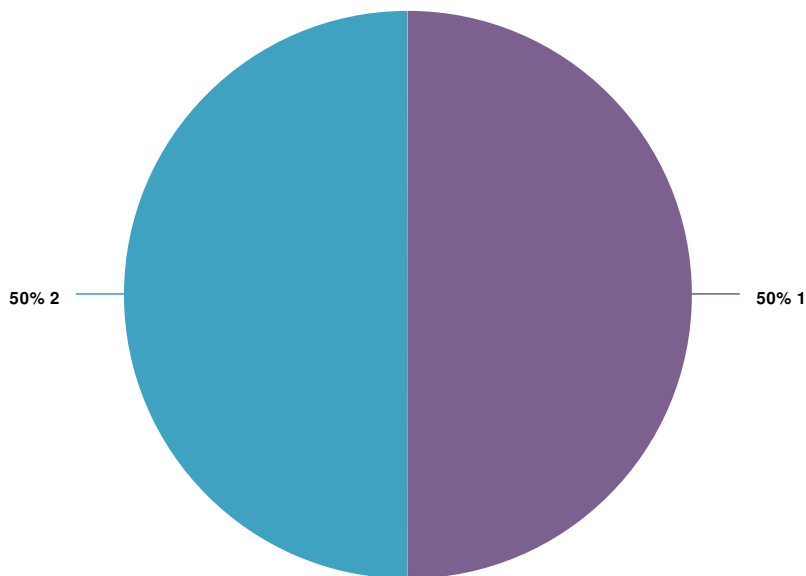
Value		Percent	Responses
1		53.4%	63
2		28.0%	33
3		9.3%	11
4		6.8%	8
5		2.5%	3
Totals: 118			

4. Edad del Niño



Value		Percent	Responses
5		25.0%	1
6		50.0%	2
9		25.0%	1
Totals: 4			

5. Número de años en Junior Giants (incluyendo esta temporada)



Value		Percent	Responses
1		50.0%	2
2		50.0%	2
Totals: 4			

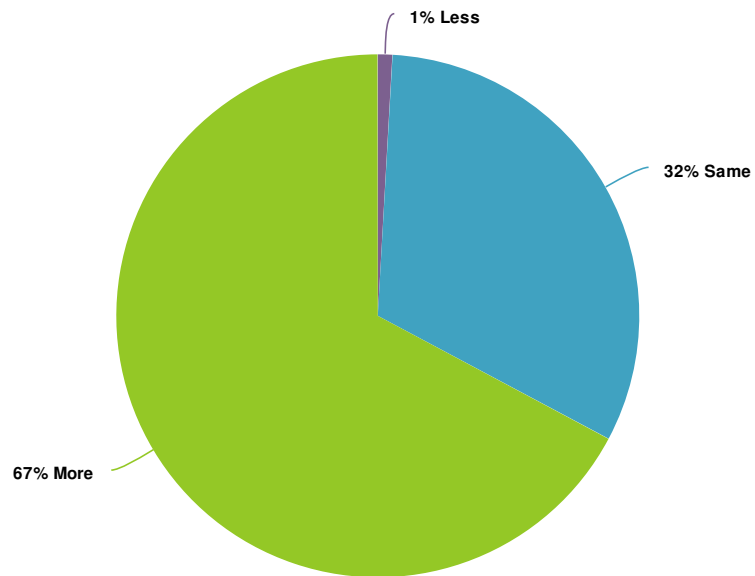
6. Please indicate the level of change that you have witnessed in your child's personal characteristics in the following areas since participating in Junior Giants.

	Significant negative change	Negative change	No change	Positive change	Significant positive change	Responses
Confidence						
Count	0	1	8	76	31	116
Row %	0.0%	0.9%	6.9%	65.5%	26.7%	
Integrity						
Count	0	0	21	68	27	116
Row %	0.0%	0.0%	18.1%	58.6%	23.3%	
Leadership						
Count	0	0	30	56	30	116
Row %	0.0%	0.0%	25.9%	48.3%	25.9%	
Teamwork						
Count	1	0	6	73	36	116
Row %	0.9%	0.0%	5.2%	62.9%	31.0%	
Totals						
Total Responses						116

7. Por favor, indique el nivel de cambio que ha presenciado en las características personales de su niño en las siguientes áreas desde que enpeso con los Junior Giants.

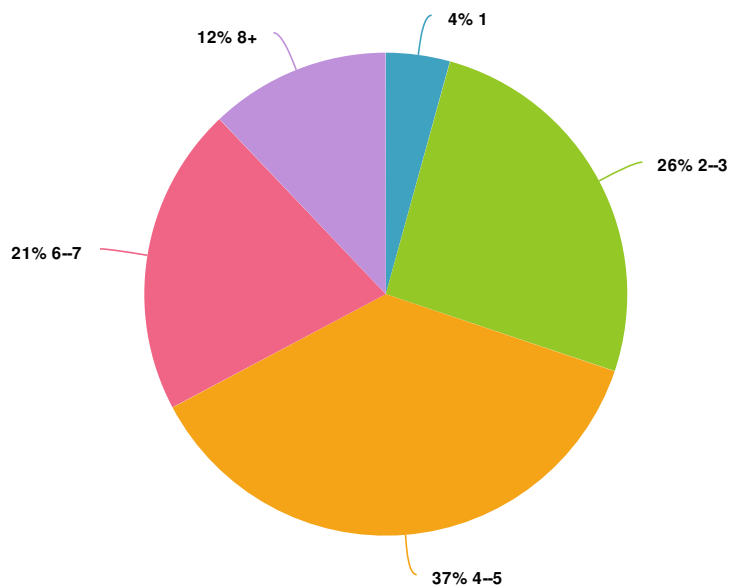
	Cambio negativo significativo	Cambio negativo	Ningún cambio	Cambio Positivo	Cambio positivo significativo	Responses
Confianza						
Count	0	0	0	3	1	4
Row %	0.0%	0.0%	0.0%	75.0%	25.0%	
Integridad						
Count	0	0	0	4	0	4
Row %	0.0%	0.0%	0.0%	100.0%	0.0%	
Liderazgo						
Count	0	0	0	4	0	4
Row %	0.0%	0.0%	0.0%	100.0%	0.0%	
Trabajo en equipo						
Count	0	0	0	4	0	4
Row %	0.0%	0.0%	0.0%	100.0%	0.0%	
Totals						
Total Responses						4

8. Please indicate the level of change that you have witnessed in your child's behavior towards drinking water since participating in Junior Giants:



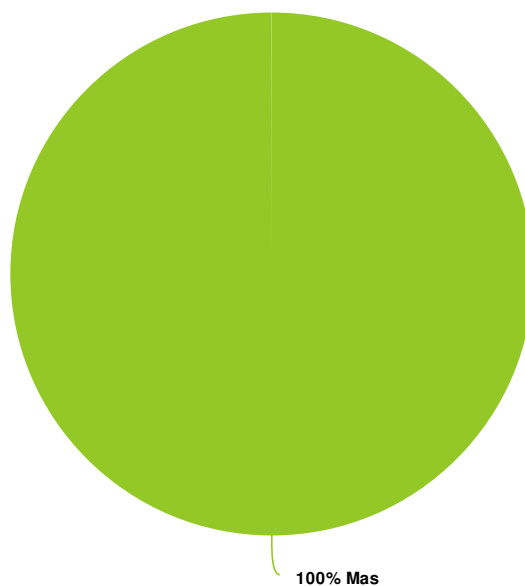
Value		Percent	Responses
Less		0.9%	1
Same		31.9%	37
More		67.2%	78
Totals: 116			

9. Specify (best estimate) how many servings of water your child drinks on a daily basis (8 ounces per serving):



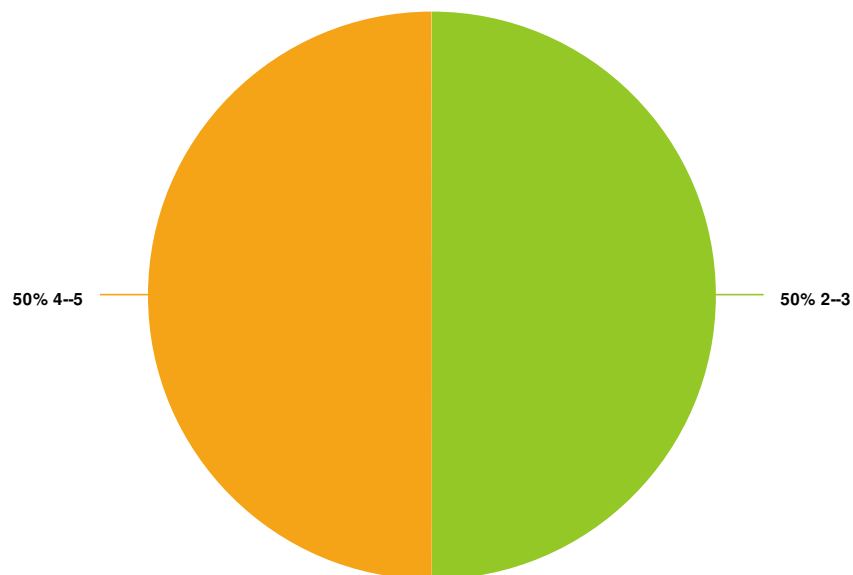
Value		Percent	Responses
1		4.3%	5
2--3		25.9%	30
4--5		37.1%	43
6--7		20.7%	24
8+		12.1%	14
			Totals: 116

10. Por favor, indique el nivel de cambio que ha presenciado en el comportamiento de su hijo hacia el consumo de agua, ya que participa en junior Giants:



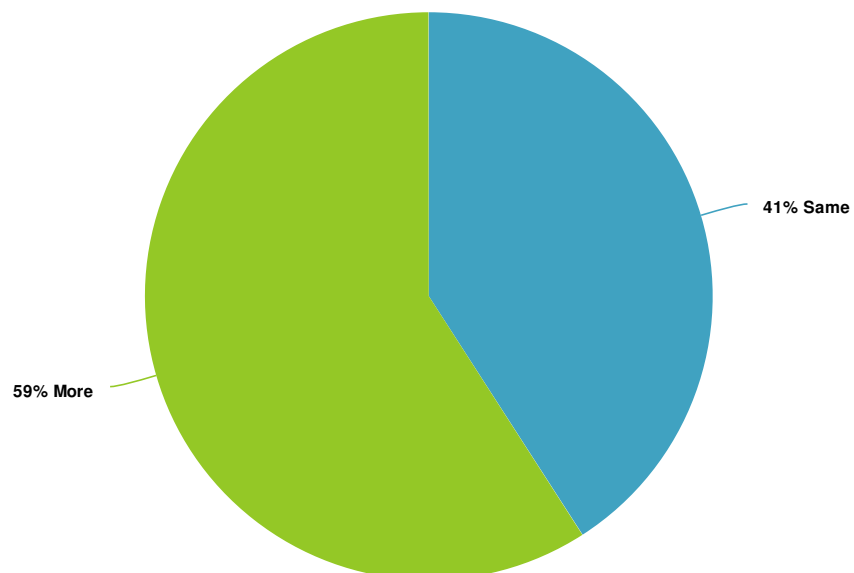
Value		Percent	Responses
Mas		100.0%	4
			Totals: 4

11. Especifique (mejor estimación) cuántas porciones de agua que toma su niño a diario (8 onzas por porción):



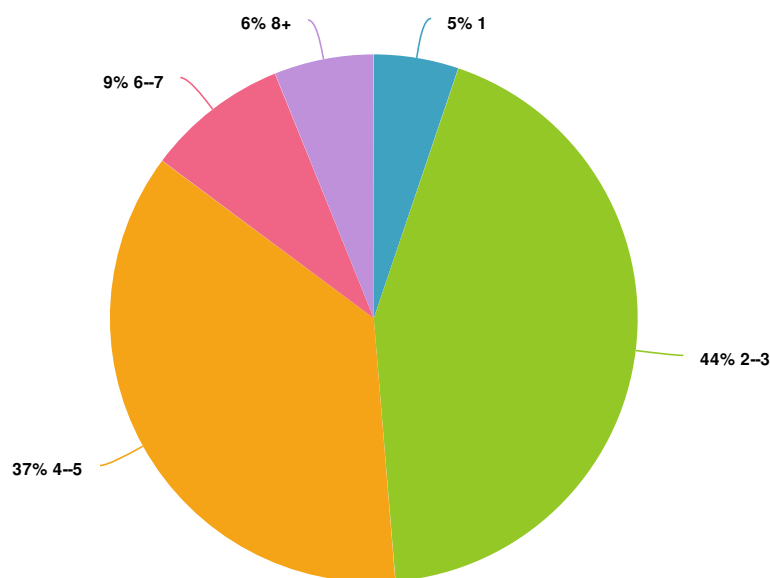
Value		Percent	Responses
2--3		50.0%	2
4--5		50.0%	2
Totals: 4			

12. Please indicate the level of change that you have witnessed in your child's behavior towards eating fruits since participating in Junior Giants:



Value		Percent	Responses
Same		40.9%	47
More		59.1%	68
Totals: 115			

13. Specify (best estimate) how much fruit your child eats on a daily basis (1-cup per serving):



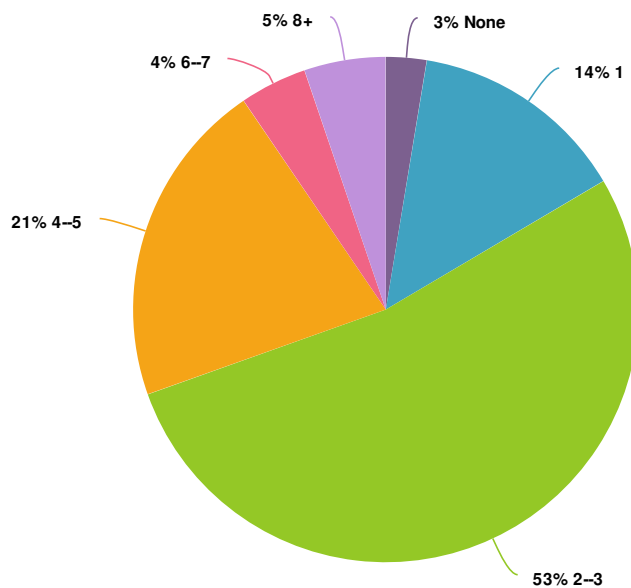
Value		Percent	Responses
1		5.2%	6
2--3		43.5%	50
4--5		36.5%	42
6--7		8.7%	10
8+		6.1%	7
Totals: 115			

14. Please indicate the level of change that you have witnessed in your child's behavior towards eating vegetables since participating in Junior Giants:



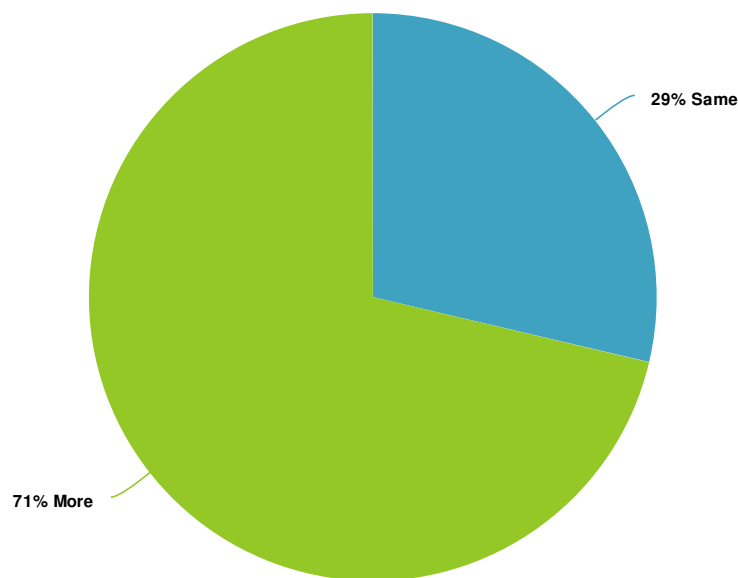
Value		Percent	Responses
Same		51.3%	59
More		48.7%	56
Totals: 115			

15. Specify (best estimate) how many vegetables your child eats on a daily basis (1-cup per serving):



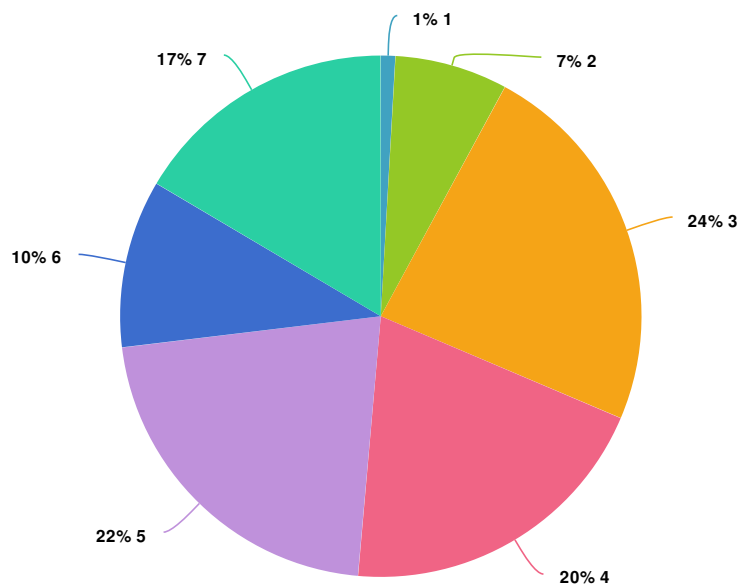
Value		Percent	Responses
None		2.6%	3
1		13.9%	16
2--3		53.0%	61
4--5		20.9%	24
6--7		4.3%	5
8+		5.2%	6
Totals: 115			

16. Please indicate the level of change that you have witnessed in your child's behavior towards physical activity since participating in Junior Giants:



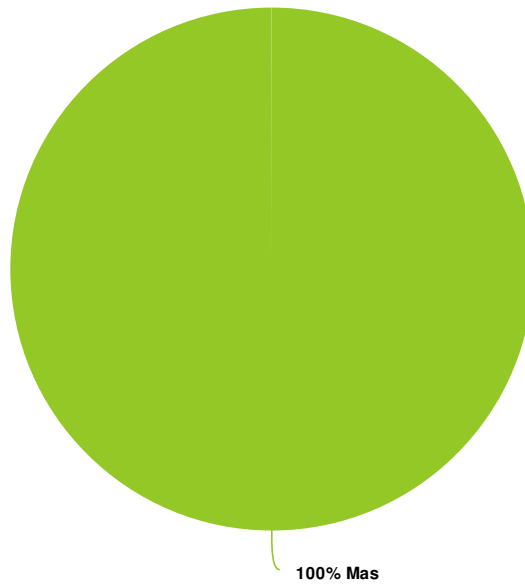
Value		Percent	Responses
Same		28.7%	33
More		71.3%	82
Totals: 115			

17. Specify (best estimate) how many days per week your child participates in physical activity (60 minutes per day, moderate to vigorous exercise - Junior Giants counts!):



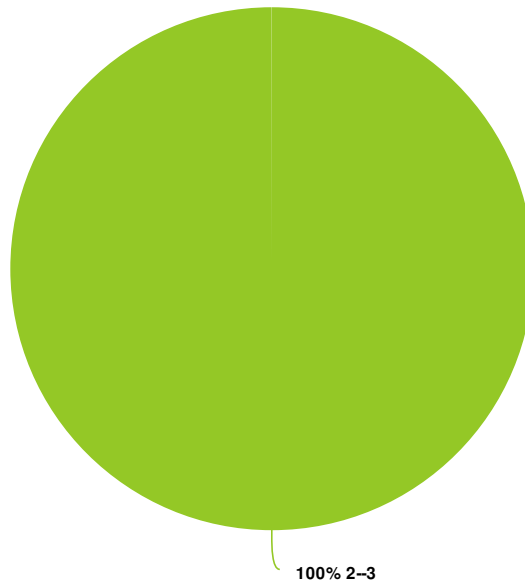
Value		Percent	Responses
1		0.9%	1
2		7.0%	8
3		23.5%	27
4		20.0%	23
5		21.7%	25
6		10.4%	12
7		16.5%	19
Totals: 115			

18. Por favor, indique el nivel de cambio que ha presenciado en el comportamiento de su niño hacia el consumo de frutas, ya que participa en Junior Giants:



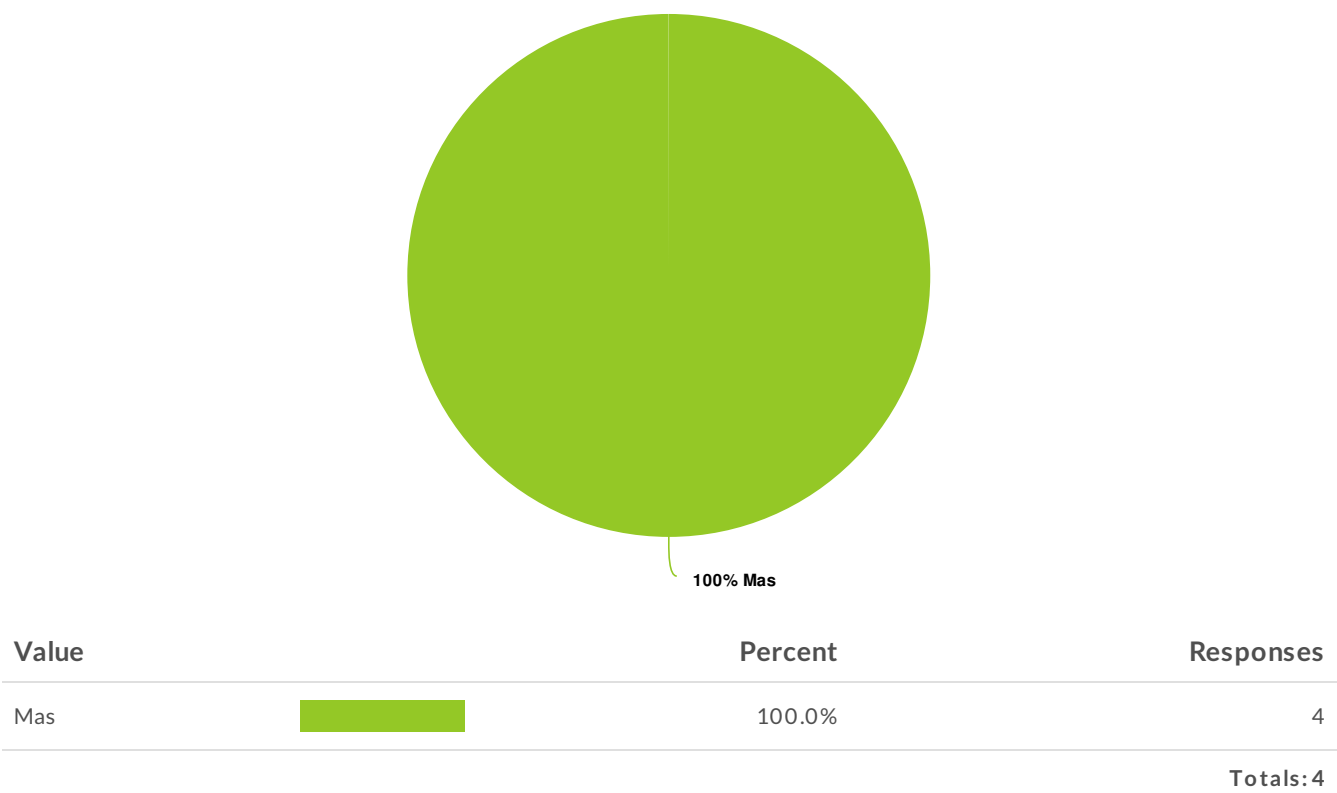
Value		Percent	Responses
Mas		100.0%	4
			Totals: 4

19. Especifique (mejor estimación) la cantidad de fruta que su niño come a diario (de 1 taza por porción):

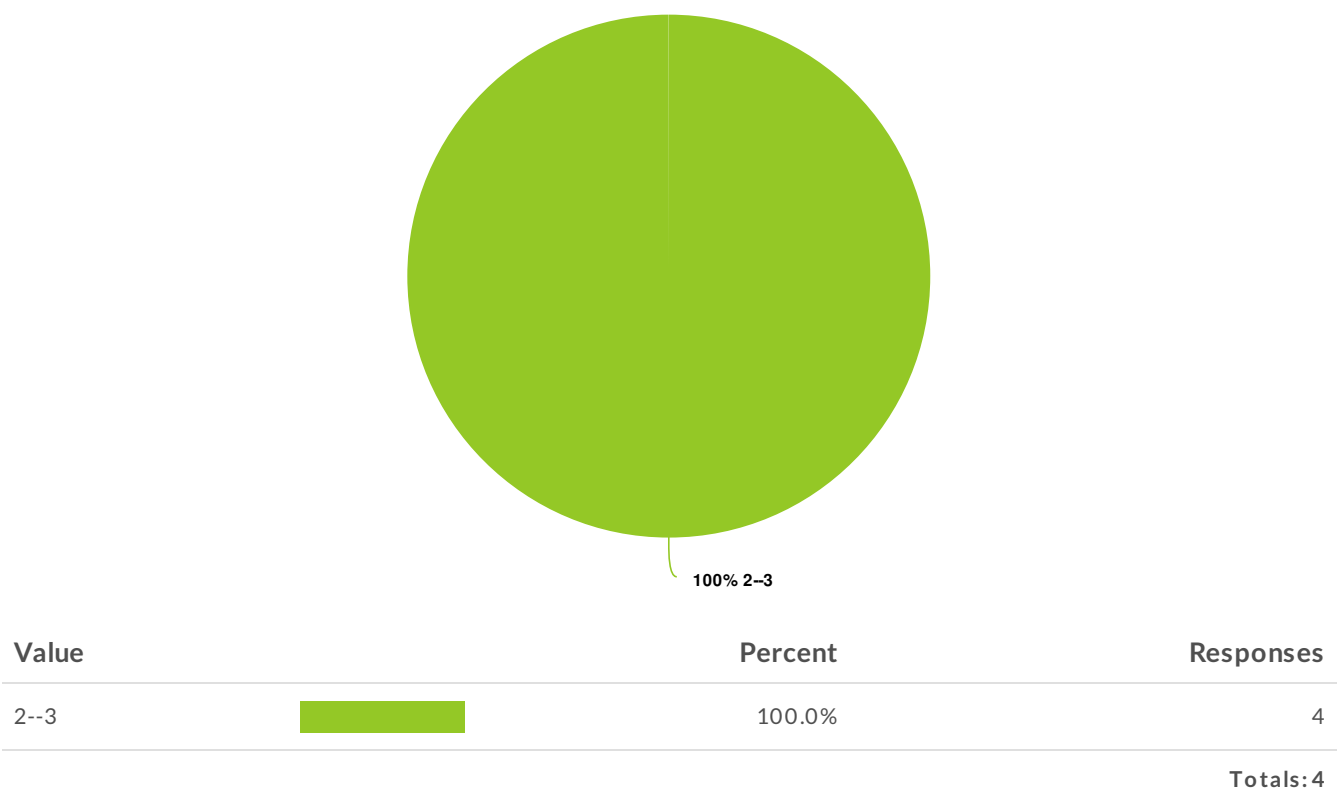


Value		Percent	Responses
2--3		100.0%	4
			Totals: 4

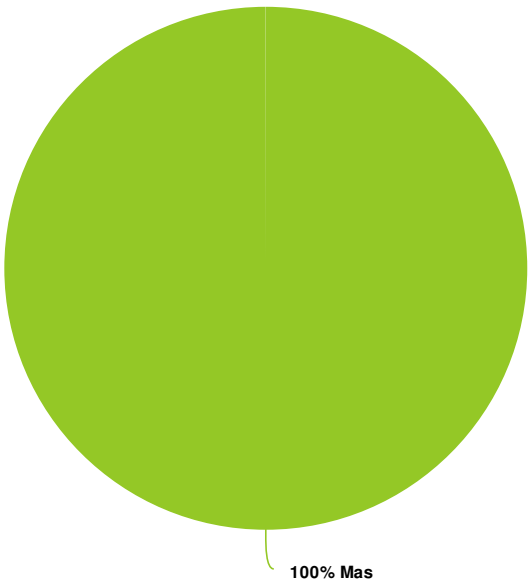
20. Por favor, indique el nivel de cambio que ha presenciado en el comportamiento de su niño hacia el consumo de verduras, ya que participa en Junior Giants:



21. Especifique (mejor estimación) cuántas verduras que su niño come a diario (de 1 taza por porción):

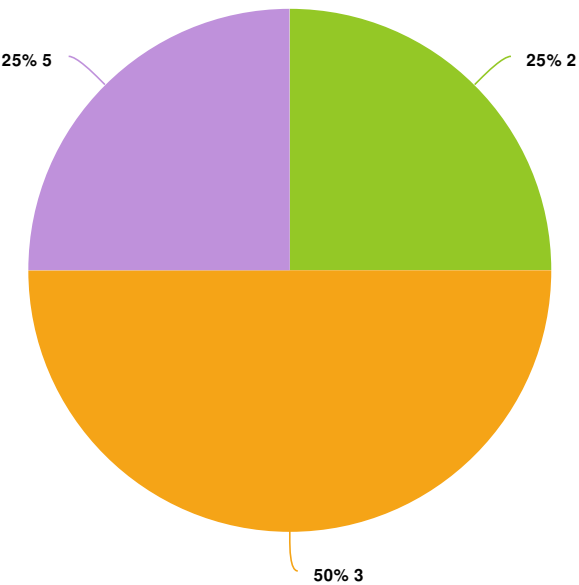


22. Por favor, indique el nivel de cambio que ha presenciado en el comportamiento de su niño hacia la actividad física, ya que participa en Junior Giants:



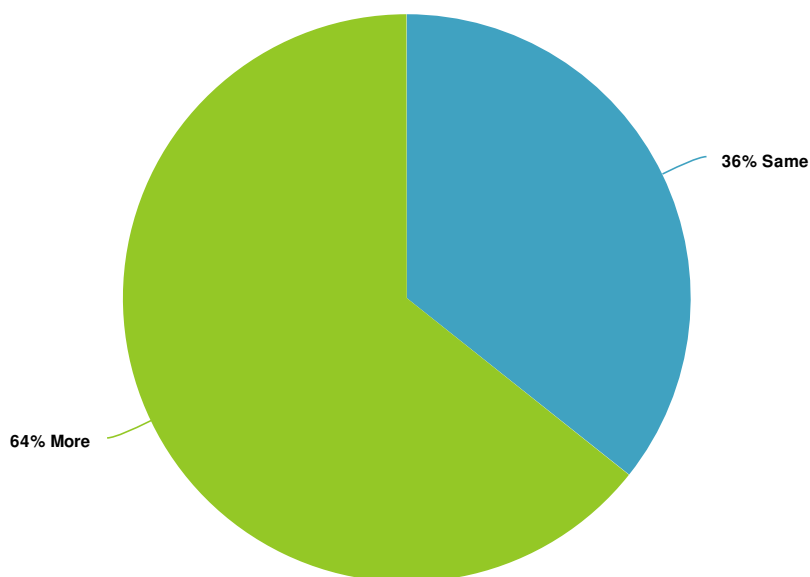
Value		Percent	Responses
Mas		100.0%	4
			Totals: 4

23. Especifique (mejor estimación) ¿cuántos días por semana su niño participa en la actividad física (60 minutos por día, ejercicio moderado a vigoroso):



Value		Percent	Responses
2		25.0%	1
3		50.0%	2
5		25.0%	1
Totals: 4			

24. Please indicate the level of change that you have witnessed in your child's behavior towards reading since participating in Junior Giants:

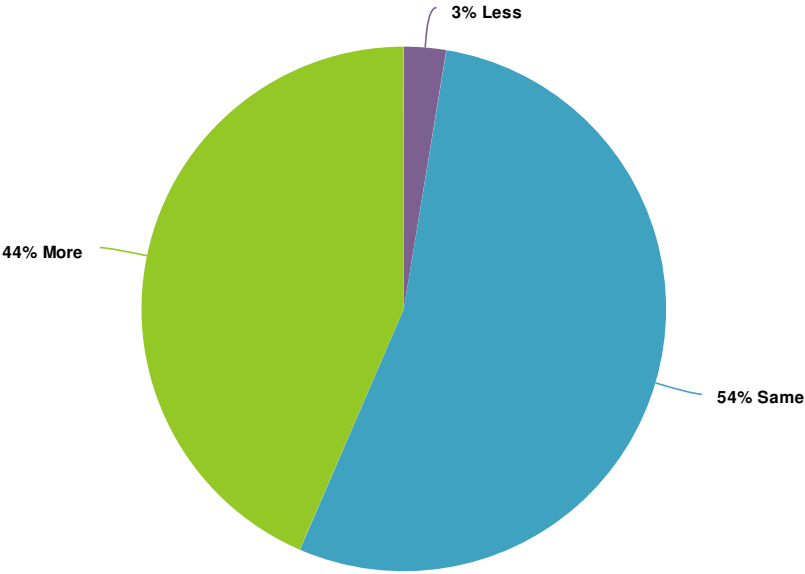


Value		Percent	Responses
Same		35.7%	41
More		64.3%	74
Totals: 115			

25. After participating in the Round the Bases Reading Program, has your child:

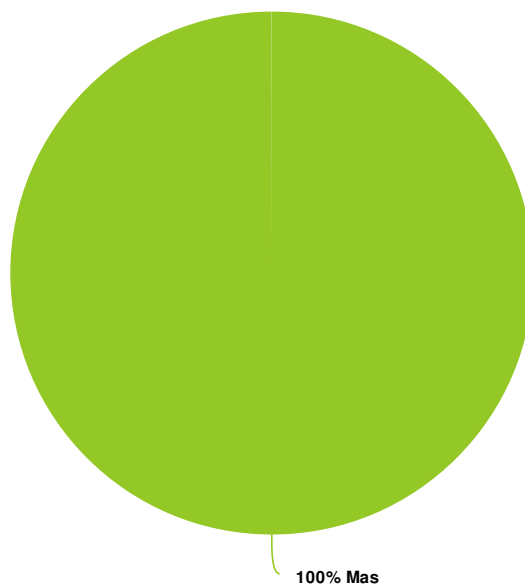
	Yes	Same	No	Responses
Shown more interest in books				
Count	68	44	3	115
Row %	59.1%	38.3%	2.6%	
Spent more time reading				
Count	76	33	6	115
Row %	66.1%	28.7%	5.2%	
Totals				
Total Responses				115

26. After participating in Week 4's "Giant Launch" activity, when it comes to your child's interest in science, technology, engineering, and math, would you say that you have less interest, the same amount, or more interest since you started with Junior Giants?



Value		Percent	Responses
Less		2.6%	3
Same		53.9%	62
More		43.5%	50
Totals: 115			

27. Por favor, indique el nivel de cambio que ha presenciado en el comportamiento de su niño hacia la lectura, ya que participa en Junior Giants:

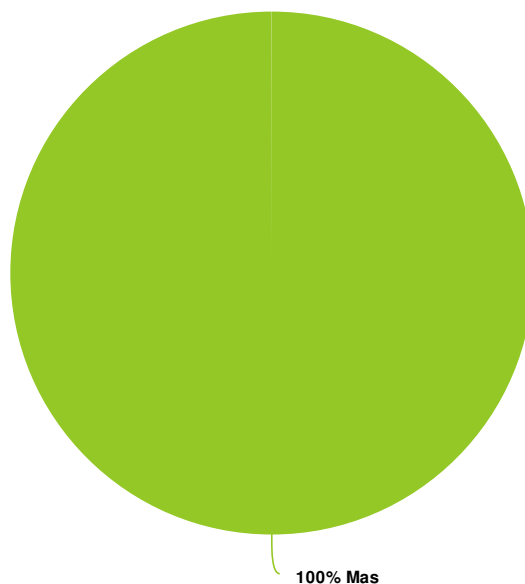


Value	Percent	Responses
Mas	100.0%	4
Totals: 4		

28. Después de participar en el Programa de Lectura de las Bases, ha mejorado su hijo:

	Sí	Igual	No	Responses
Más interés en los libros				
Count	3	1	0	4
Row %	75.0%	25.0%	0.0%	
Más tiempo de lectura				
Count	3	1	0	4
Row %	75.0%	25.0%	0.0%	
Totals				
Total Responses				4

29. Después de participar en la actividad "Lanzamiento gigante" de la Semana 4, en lo que respecta al interés de su hijo en la ciencia, la tecnología, la ingeniería y las matemáticas, ¿diría que tiene menos interés, la misma cantidad o más interés desde que comenzó con Junior Giants?



Value	Percent	Responses
Mas	100.0%	4
Totals: 4		

30. Please indicate the level of change that you have witnessed in your child's personal characteristics in the following areas related to anti-bullying since participating in Junior Giants:

	Significant negative change	Negative change	No change	Positive change	Significant positive change	Responses
Being willing to stand up for other kids Count Row %	0 0.0%	0 0.0%	34 29.6%	58 50.4%	23 20.0%	115
Respect for others Count Row %	0 0.0%	0 0.0%	24 20.9%	72 62.6%	19 16.5%	115
Knowing what to say or do when seeing bullying Count Row %	0 0.0%	0 0.0%	32 27.8%	61 53.0%	22 19.1%	115
Totals Total Responses						115

31. Por favor, indique el nivel de cambio que ha presenciado en las características personales de su niño en las siguientes áreas relacionadas con la campaña contra el acoso escolar, ya que participa en Junior Giants:

	Cambio negativo significativo	Cambio negativo	Ningun Cambio	Cambio Positivo	Cambio positivo significativo	Responses
Estar dispuesto a defender a otros niños	0	0	0	4	0	4
Count	0.0%	0.0%	0.0%	100.0%	0.0%	
Row %						
Respeto por los demás	0	0	0	4	0	4
Count	0.0%	0.0%	0.0%	100.0%	0.0%	
Row %						
Saber qué decir y qué hacer al ver el acoso escolar	0	0	0	4	0	4
Count	0.0%	0.0%	0.0%	100.0%	0.0%	
Row %						
Totals						
Total Responses						4

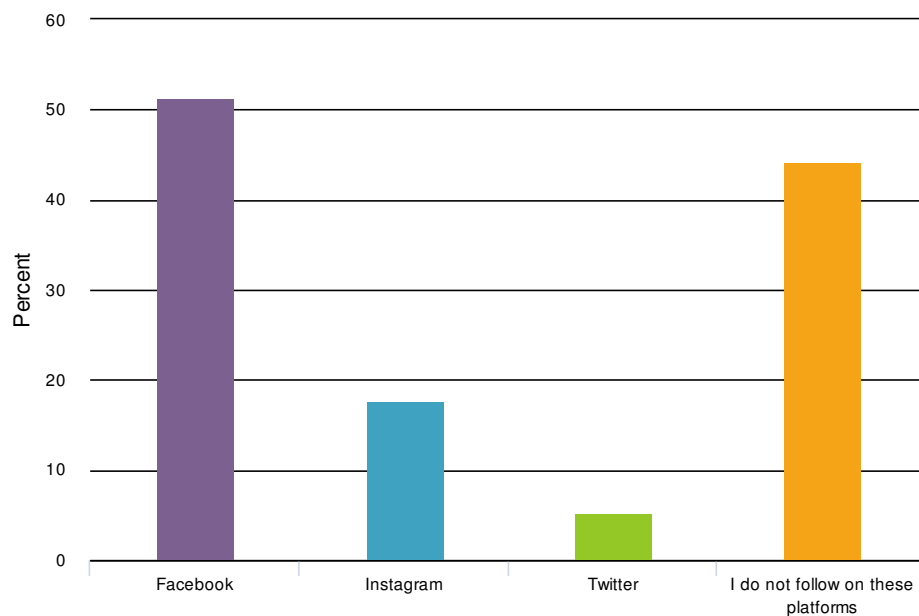
32. As a parent, rate your level of satisfaction with the following communication, organization and leadership program elements:

	Extremely dissatisfied	Dissatisfied	Neutral	Satisfied	Extremely satisfied	Responses
League communication						
Count	1	4	10	59	39	113
Row %	0.9%	3.5%	8.8%	52.2%	34.5%	
League organization & leadership						
Count	1	5	14	50	43	113
Row %	0.9%	4.4%	12.4%	44.2%	38.1%	
Coaches						
Count	4	2	7	38	62	113
Row %	3.5%	1.8%	6.2%	33.6%	54.9%	
Online engagement						
Count	0	8	23	52	30	113
Row %	0.0%	7.1%	20.4%	46.0%	26.5%	
Overall enjoyment of the program						
Count	2	1	4	39	67	113
Row %	1.8%	0.9%	3.5%	34.5%	59.3%	
Totals						
Total Responses						113

33. As a parent, rate your level of satisfaction with the following Junior Giants program elements:

	Extremely Dissatisfied	Dissatisfied	Neutral	Satisfied	Extremely Satisfied	Unsure/Not familiar	Responses
Junior Giants University (upon registering) Count Row %	0 0.0%	1 0.9%	35 31.0%	42 37.2%	26 23.0%	9 8.0%	113
Junior Giants Weekly Sweepstakes (found on baseball cards) Count Row %	7 6.2%	13 11.5%	36 31.9%	36 31.9%	17 15.0%	4 3.5%	113
Program Material and Format Count Row %	1 0.9%	3 2.7%	19 16.8%	58 51.3%	31 27.4%	1 0.9%	113
Totals Total Responses							113

34. Do you follow the Junior Giants program (@gojrgiants) on social media? Please mark which platform(s) you use below, and start following @gojrgiants for features on players, coaches, events and even sweepstakes opportunities for Giants items!



Value		Percent	Responses
Facebook		51.3%	58
Instagram		17.7%	20
Twitter		5.3%	6
I do not follow on these platforms		44.2%	50

35. Your feedback is important to us. We'd like to give you the opportunity to express any further thoughts that you might have in helping us improve the Junior Giants program. Please use the comment box below.



ResponseID	Response
4	None
6	Great first time experience for my child.
8	So well organized.
9	I feel that this program is chaotic for any child to learn baseball basics. There is no consistency. Young minds need direction and there was none. My child doesn't even know who his coaches are because they are always on the side talking. Things are going on on the field and they don't even coach.
12	My son enjoyed the program and I was happy to see him gain confidence in the sport. I appreciated that the emphasis was on character and sportsmanship instead of winning. This is what will help young children develop a love of the sport, health, and fitness.
16	None needed. We were always reminded about upcoming events/ deadlines in person and via email. It was very helpful.
20	Coaches and team parents were great! Very involved and helpful
21	My son has quit attending the practices because of the other kids not taking it seriously. He also told me that other teams would laugh at others when they missed the ball... Another issue i had was my sons coach wouldn't give my son the sleeve when he earned it only because his drawing was given to another coach and got lost. I still think he should have gotten it.
22	Coaches were great! My 2 younger kids loved it!
24	Great program but the ambassador did not communicate very well with us flyers for events went out late she was always seeming to have to catch up a little behind on getting things out overall fantastic program great coaches And great events
25	Commissioner Paul and his family do so much to make this program so much fun for the whole family ♥???
27	Alisa and Paul met our family needs continually with thoughtfulness and follow through! Thank you! Both of my boys are sooo happy and more confident as a result of our interactions and T ball games.
29	Great program but we miss the weekly giveaways and the ambassador lady was not so nice

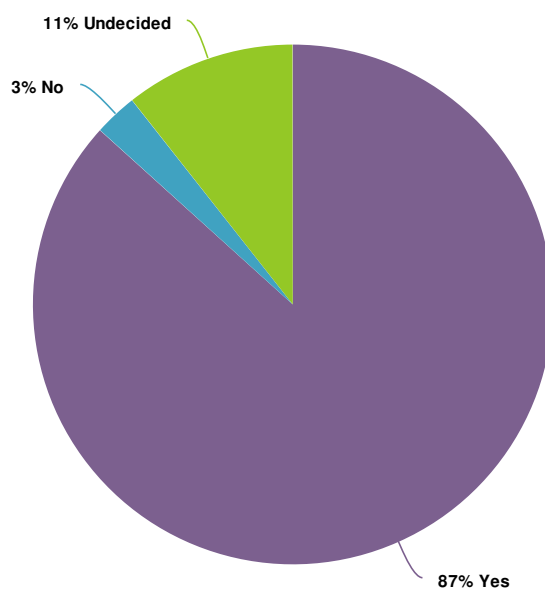
ResponseID Response

30	Weekly newsletter was late so updates were late confused and they didn't tell us about special events that were coming up
32	Why don't you give out all the weekly prizes
34	Ambassador stood around not participating
35	Great program coach Paul is so good with the kids great family
37	Love the program great people great events Read-athon and strike out bowling also serving great food to all the families and players these guys are awesome really loved the health event with montage hospital and the yogurt everything was free this program rocks
39	Good stuff
41	Our Coach was very friendly and patient with the children, Alissa would sometimes come in and help she is also very good with kids and gets their attention easily my daughter really liked her and Coach.
48	I really like my son's coach and her assistant coach. They are great with the children
49	I do not see a lot of the other parents committed to take their kids to games and practice I do think that there should be more practice during the week and to have more chances for kids to visit the giants stadium. Because by only a few winning a change to the games makes the children less motivated because they don't get to attend to a giant game.
50	Understanding that each coaching style is different, I would have liked to see more in the moment coaching and 'rules' knowledge/ re-enforcement while maintaining positive guidance.
51	I wish the coaches found a positive way to teach the fundamentals of baseball more in the moment. Overall great experience.
53	Ambassador was not on time to several practices and games coaches had to set up everything
54	Good stuff
55	Your ambassador only helped a few kids did not really engage with all
56	Moved fields mid season loved new field
57	Fields needed to be met or maintained but overall we had a great time Coach Christy was fabulous she loves being with these young kids and the kids love having her around
60	Wow so many things to do all summer strike out bullies read a thon movie night and they fed us all for no charge what wonderful people and a program
63	Making sure kids are within the right age bracket to play during games. An incident occurred where my daughter was hit by the ball from a major player during a minor game. Also, maybe having more than one practice during the week.
64	Good program were hoping that this will continue for our kids to grow and develop more confidence not only in games but with their every day life...thank you
65	I'm happy that there is a awesome programs like this for all ages and it's not competitive
66	n/a
67	n/a
68	Implementing short and small buddy activities to encourage the children to get to know one another in their team

ResponseID	Response
70	Implement small group activities for the children to get to know one another at the beginning of every practice
78	Thank you so much for bringing Junior Giants to our city. We are very much thankful for this program. We appreciate all coaches and program volunteers.
80	My son is a really big reader. Loves series novels. This was a great way to keep him motivated during summer break. He loves the Jr Giants program.
82	i have enjoyed this season and plan to return next season, we enjoyed the activities outside of baseball like the movie night ext it be awsome to have more availibke next year, this is an amazing program and i will be forever greatful my child will have this to reflect back on how awesome his summer has been! parent of 2 in jr giants.
83	I think that at age 7 they need more reinforcement on what to do when they see bullying. They recognize it more since the JrGiants program, but still lack confidence to speak up. Maybe more role playing?
84	My 5 year old son finds it difficult to be part of groups and teams. Everyone here was very supportive. He had his good days and his bad days, but has liked the overall experience.
87	Great program...thank you!
90	Great program....thanks!
97	More focus on baseball skills would greatly improve this program
98	My child atrophied in all baseball skills
100	Our team needed a coach in the beginning of the season. We were uninformed that we didn't have one. Good thing Satyn and I stepped up to become coaches.
101	A real asset to the community!
104	Before asking parents to sign up for a coaching position, make it clear they must attend a 4 hour 8AM meeting on a Saturday prior..
105	Start games a little bit later. Hold more weekly practices.
106	I liked that some coaches always offered positive comments to all players. I was very dissatisfied that the program organizers on the field were not setting a good example by only sitting nearby and being what most would say overweight. In addition, I was told I didn't have to bring water for games because they would offer it and water and snacks were given at the end of the game hot as they were placed out in the sun. Most of these snacks were fruit, veggies, and cheese sticks which should of been kept cool. Also, I noticed some kids would laugh when others fell or would make mean comments and the coaches would not say anything. I think more skills could of have been taught to the kids as well especially from coaches who had much experience in baseball.
109	My son was discouraged after so long because he really didn't know who he's couch was or no bond formed between the couch and any of the kids
110	They did a nice program
111	Ambassador not very helpful
112	Kids really liked coach Colin and coach Bennie
113	Coach Charity was so helpful
114	Greatest thing to do this summer
115	Coaches were fantastic

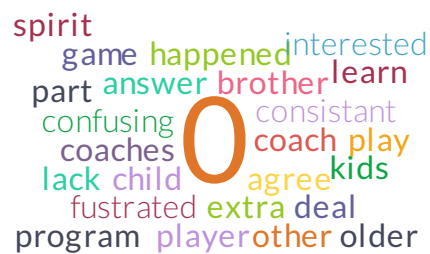
ResponseID	Response
116	So much fun to see them getting better each week
117	Coaches Dannel and coach Tammy were so good with the kids go jr giants
118	From the experience we had we loved the whole season 🥰
122	Great program for the whole family we really loved it
123	Program incorporated so many things the kids don't normally do in the summer great program love the Grothe family
124	So much fun watching and being apart of this - will definitely sign our kids up again

36. Will your child play Junior Giants next year?



Value		Percent	Responses
Yes		86.7%	98
No		2.7%	3
Undecided		10.6%	12
Totals: 113			

37. If you are not planning to return, why?



ResponseID Response

9	The program is not consistant. My child was frustrated at the last game because the coaches told him he was out and he was but when he got someone out nothing happened to that player. That is so confusing for a child. There is nothing to learn if nothing is consistant. He did tell the coach and didn't get much of an answer. There is also a lack of team spirit. This needs to start with the coaches. I do not agree with any part of the team to the other team to make it even. How can these kids know their team if they don't play together. I think we can deal with having 2 extra kids on a team.
21	My before statement. My younger 2 will though!
86	He was not as interested as his older brother.

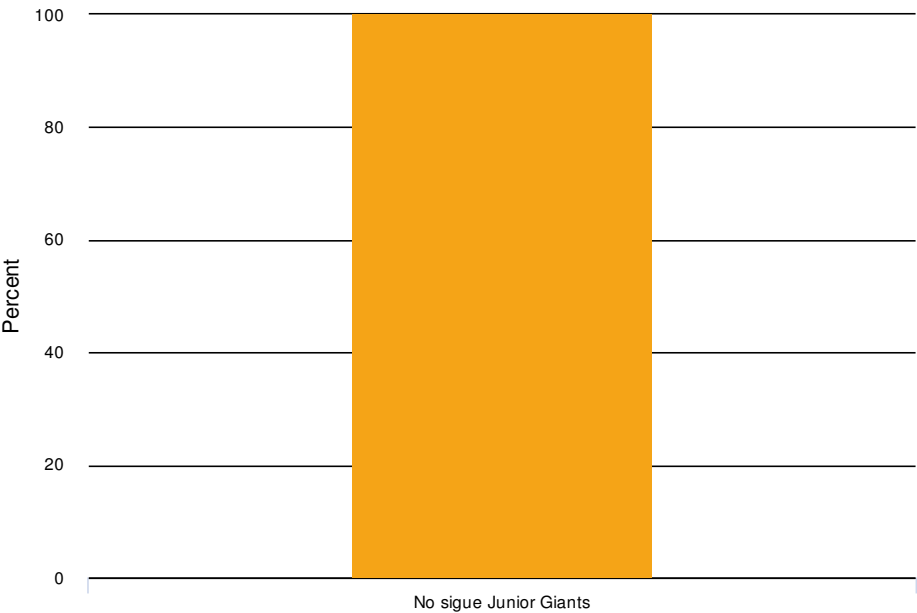
38. Como padre, calificaría su nivel de satisfacción con los siguientes comunicaction, liderazgo y organizacion elementos del programa Junior Giants:

	Extremadamente descontento	Descontento	Neutral	Contento	Extremadamente contento	Responses
Comunicación de la liga Count Row %	0 0.0%	0 0.0%	0 0.0%	4 100.0%	0 0.0%	4
Organización y liderazgo de la liga Count Row %	0 0.0%	0 0.0%	0 0.0%	3 75.0%	1 25.0%	4
Entrenadores Count Row %	0 0.0%	0 0.0%	0 0.0%	3 75.0%	1 25.0%	4
Compromiso en línea Count Row %	0 0.0%	0 0.0%	0 0.0%	4 100.0%	0 0.0%	4
Disfrute general del programa Count Row %	0 0.0%	0 0.0%	1 25.0%	3 75.0%	0 0.0%	4
Totals Total Responses						4

39. Como padre, calificaría su nivel de satisfacción con los siguientes elementos del programa Junior Giants:

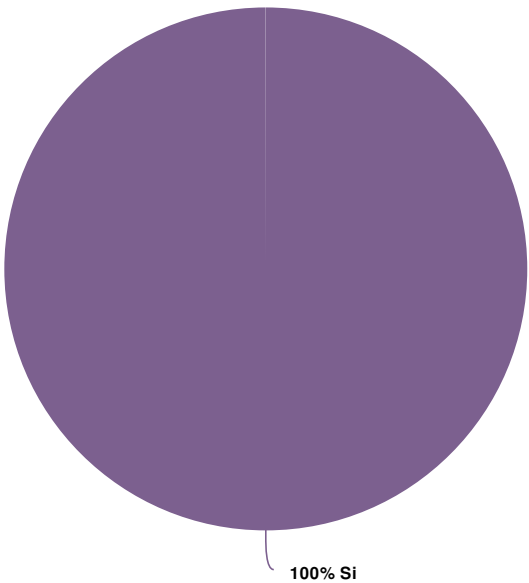
	Extremadamente descontento	Descontento	Neutral	Contento	Extremadamente contento	Inseguro/no familiar	Responses
Universidad de Junior Giants Count Row %	0 0.0%	2 50.0%	1 25.0%	0 0.0%	1 25.0%	0 0.0%	4
Sorteos Seminales de Junior Giants Count Row %	0 0.0%	2 50.0%	1 25.0%	0 0.0%	1 25.0%	0 0.0%	4
Material y formato del program Count Row %	0 0.0%	0 0.0%	3 75.0%	0 0.0%	1 25.0%	0 0.0%	4
Totals Total Responses							4

40. Sigues el programa Junior Giants (@gojrgiants) en las redes sociales? Por favor marca que canales sigues:



Value		Percent	Responses
No sigue Junior Giants		100.0%	4

41. ¿Regresará su hijo y jugará a Junior Giants el próximo año?

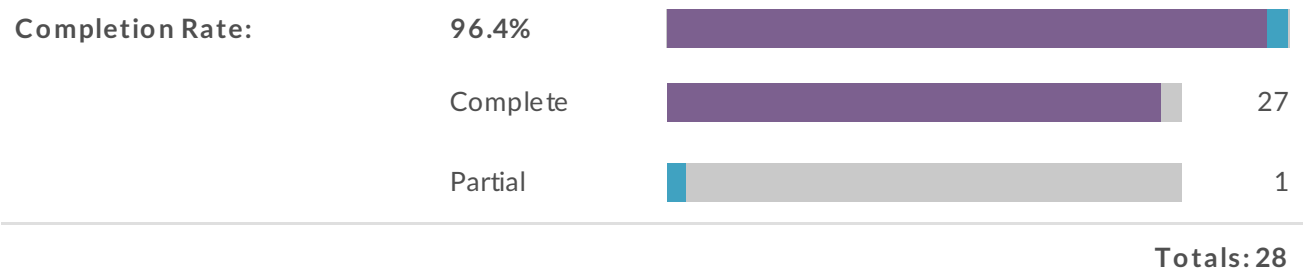


Value		Percent	Responses
Si		100.0%	4

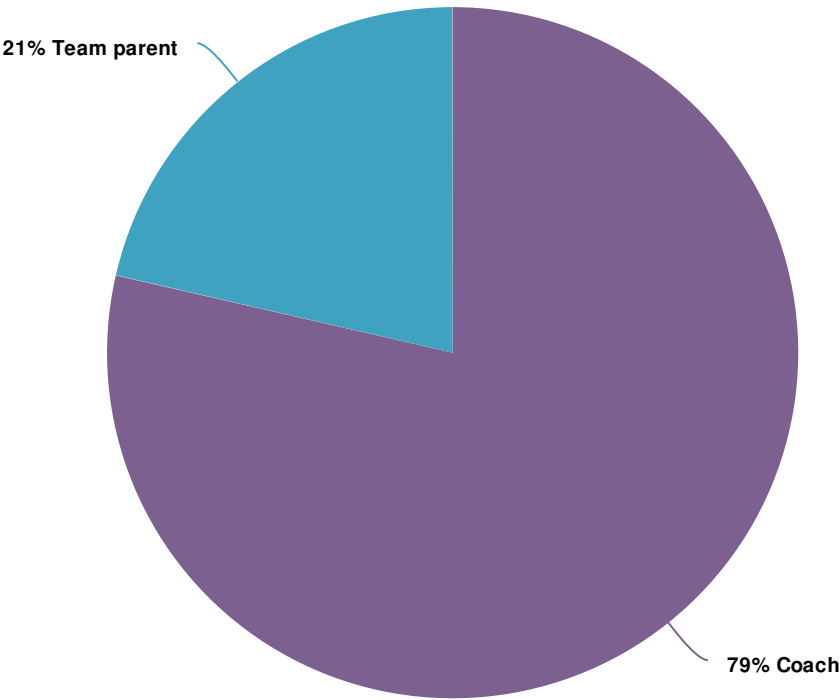
Totals: 4

Report for 2019 Junior Giants Coach/Team Parent Survey - Marina

Response Counts



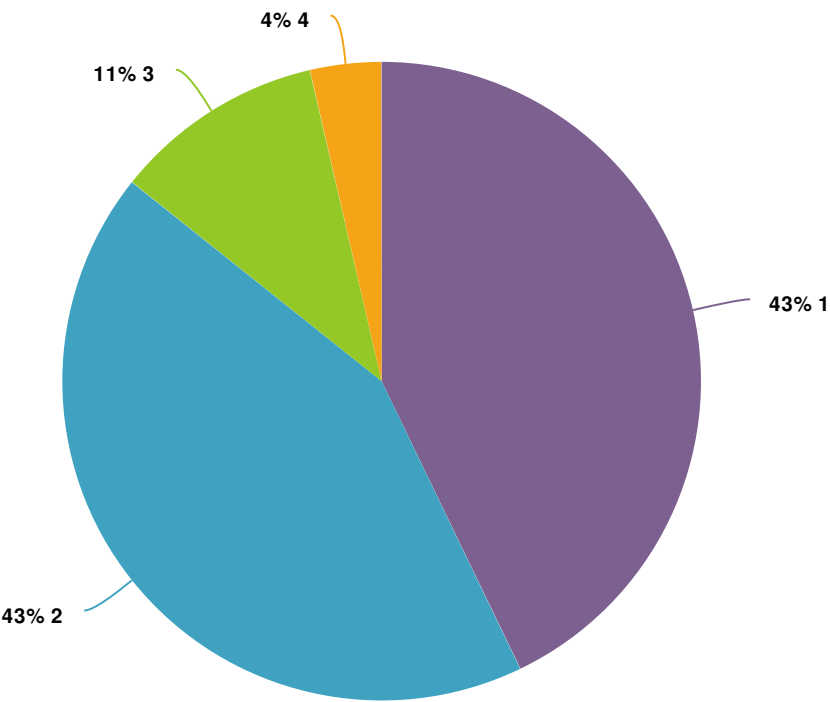
1. What was your role this year with your Junior Giants team?



Value		Percent	Responses
Coach		78.6%	22
Team parent		21.4%	6

Totals: 28

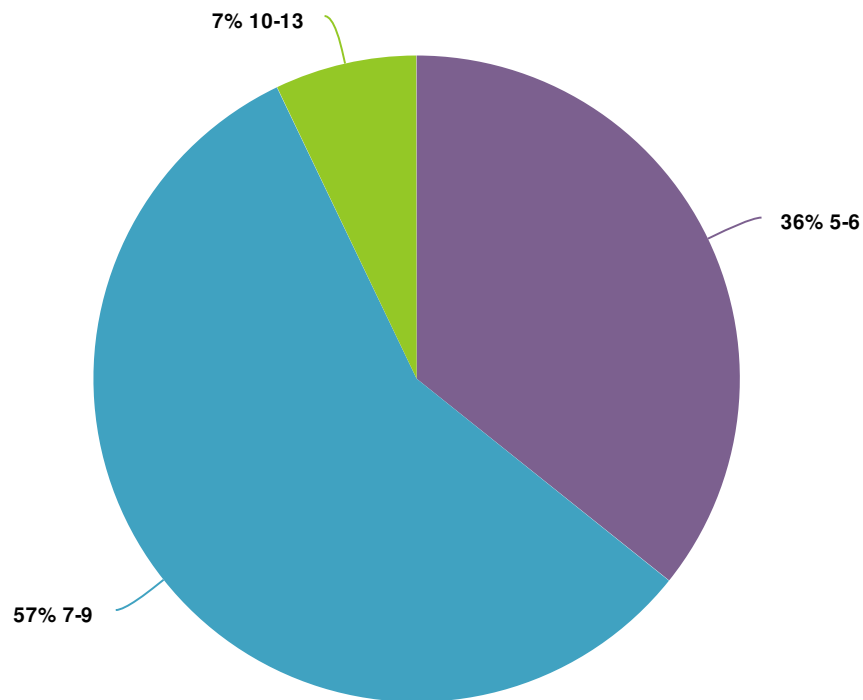
2. How many years have you served as a coach or team parent for Junior Giants (counting this year)?



Value		Percent	Responses
1		42.9%	12
2		42.9%	12
3		10.7%	3
4		3.6%	1

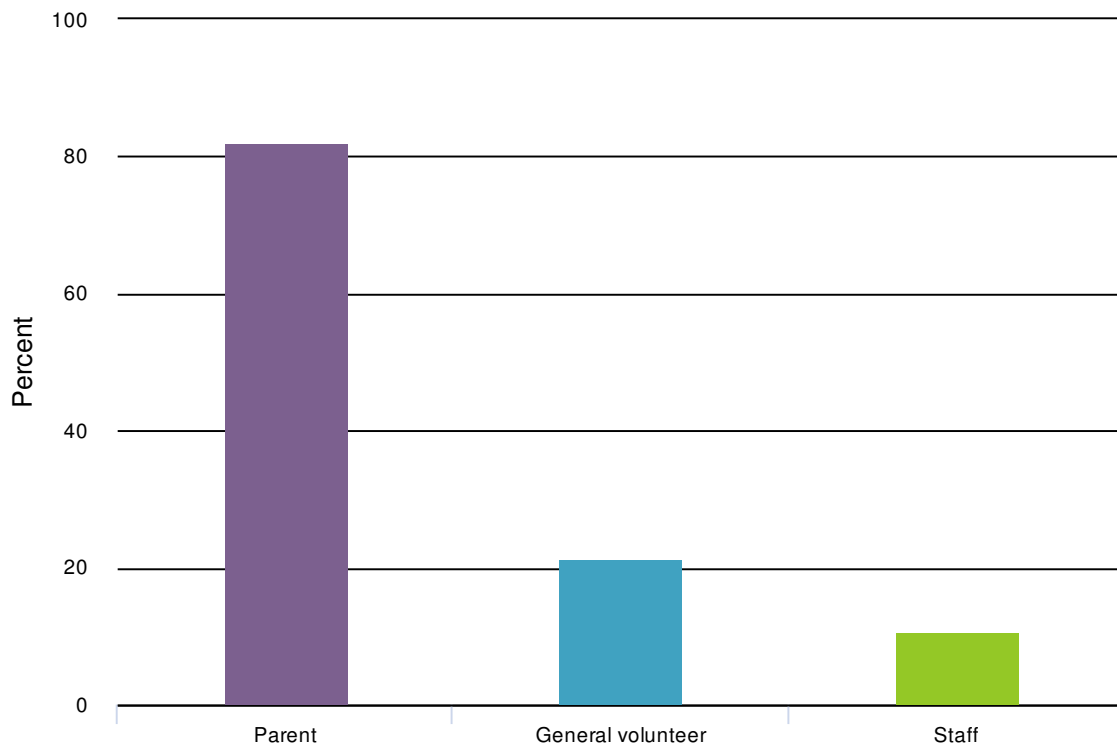
Totals: 28

3. Please indicate the primary age range of the children you are coaching:



Value		Percent	Responses
5-6		35.7%	10
7-9		57.1%	16
10-13		7.1%	2
Totals: 28			

4. Please identify what type of coach/team parent you are.



Value		Percent	Responses
Parent		82.1%	23
General volunteer		21.4%	6
Staff		10.7%	3

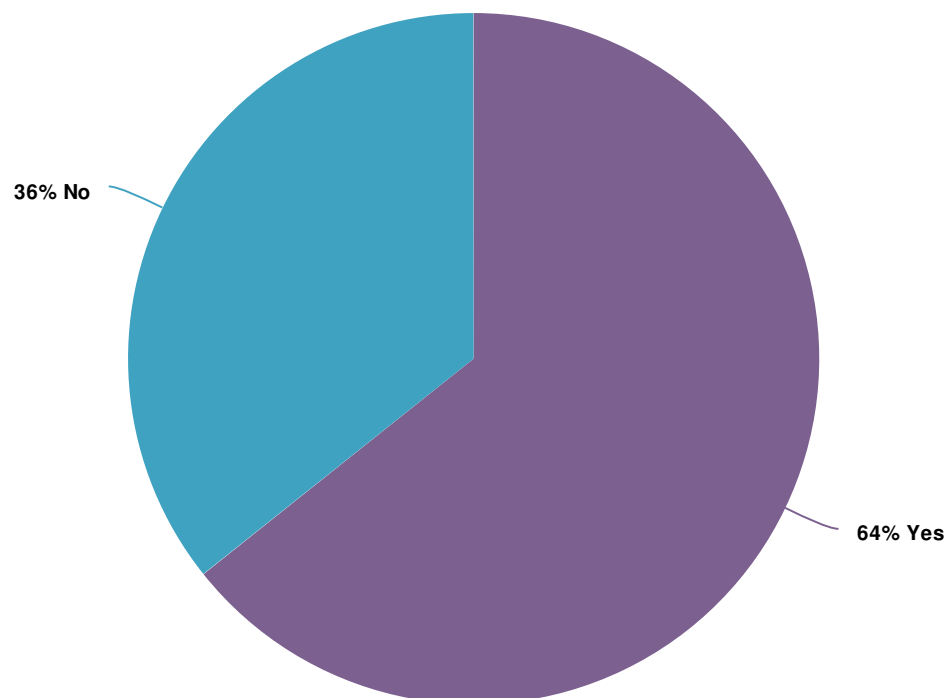
5. As a coach/team parent, please indicate the level of change that you have witnessed in the collective personal characteristics of those on your team in the following areas since participating in Junior Giants:

	Significant negative change	Negative change	No change	Positive change	Significant positive change	Responses
Confidence						
Count	0	0	0	20	8	28
Row %	0.0%	0.0%	0.0%	71.4%	28.6%	
Integrity						
Count	0	0	0	22	6	28
Row %	0.0%	0.0%	0.0%	78.6%	21.4%	
Leadership						
Count	0	0	1	22	5	28
Row %	0.0%	0.0%	3.6%	78.6%	17.9%	
Teamwork						
Count	0	0	0	18	10	28
Row %	0.0%	0.0%	0.0%	64.3%	35.7%	
Being willing to stand up for other kids						
Count	0	0	2	21	5	28
Row %	0.0%	0.0%	7.1%	75.0%	17.9%	
Respect for others						
Count	0	0	1	21	6	28
Row %	0.0%	0.0%	3.6%	75.0%	21.4%	
Knowing what to say or do when seeing a bully						
Count	0	0	7	14	7	28
Row %	0.0%	0.0%	25.0%	50.0%	25.0%	
Totals						
Total Responses						28

6. As a coach or team parent, how would you rate your level of satisfaction with the following Junior Giants program elements:

	Extremely dissatisfied	Dissatisfied	Neutral	Satisfied	Extremely satisfied	Responses
League communication Count Row %	0 0.0%	0 0.0%	4 14.3%	11 39.3%	13 46.4%	28
League organization & leadership Count Row %	0 0.0%	0 0.0%	2 7.1%	13 46.4%	13 46.4%	28
Overall program Count Row %	0 0.0%	0 0.0%	1 3.6%	7 25.0%	20 71.4%	28
Totals Total Responses						28

7. Did you attend your league's coach/team parent meeting before the season to go over the league philosophy?



Value		Percent	Responses
Yes		64.3%	18
No		35.7%	10
Totals: 28			

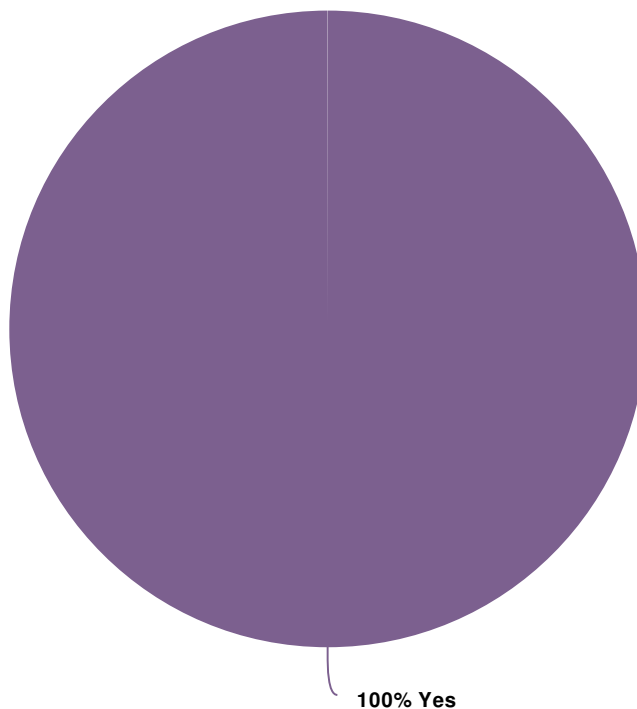
8. If you did not attend the coach/team parent meeting, please explain why not:



ResponseID Response

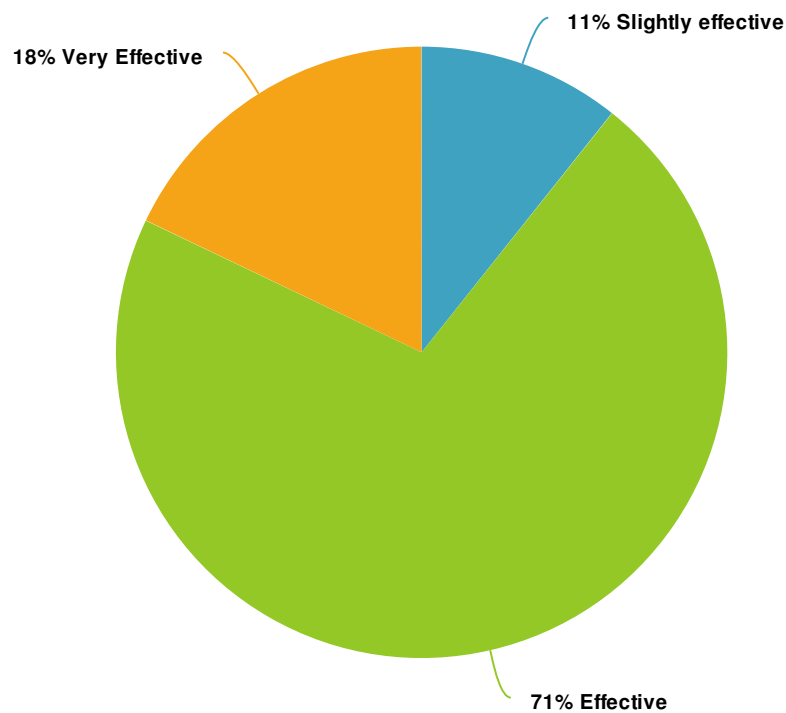
4	My husband was the first one to sign up as coach and after the first game I had signed up to be assistant coach due to lack of help and coaches.
5	The meeting was the day after my graduation and my parents took me out of town to celebrate.
6	My daughter graduated High School. We were out of town celebrating.
8	Had to work.
10	Became a volunteer after the meeting was had
14	Conflicting schedules
15	Was busy both times
22	Out of town
26	Signed up late
28	Out of town in celebrating my daughters graduation.

9. Did you use the Word of the Week packs and Practice Plans throughout the season to assist with the programs that go beyond baseball?



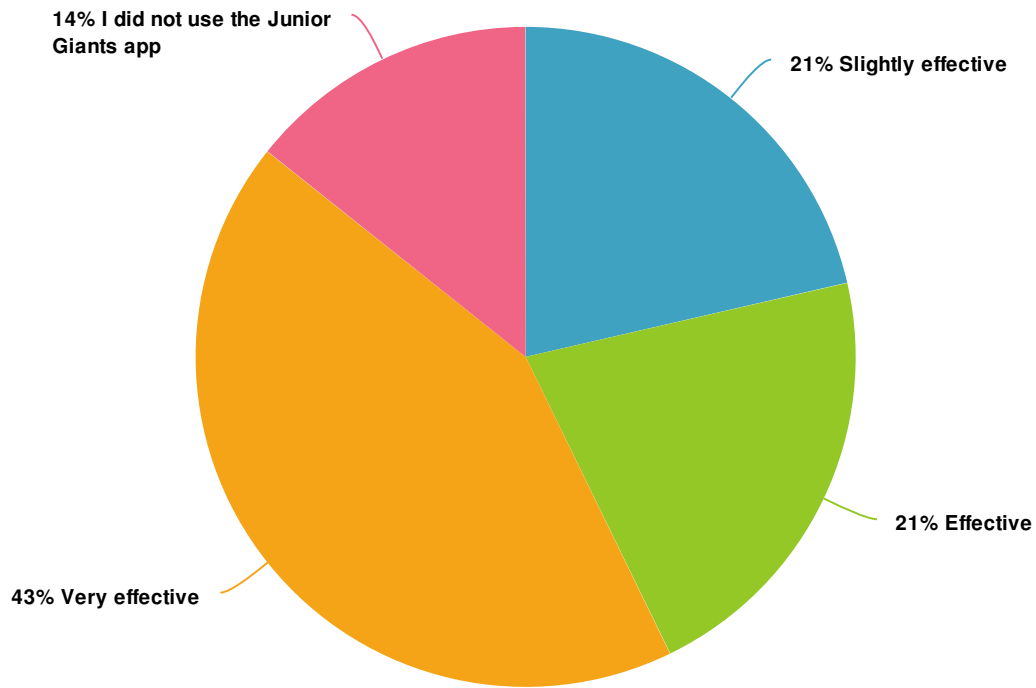
Value		Percent	Responses
Yes		100.0%	28
Totals: 28			

10. How effective are the Word of the Week discussion questions in helping you teach the weekly lesson?



Value		Percent	Responses
Slightly effective		10.7%	3
Effective		71.4%	20
Very Effective		17.9%	5
Totals: 28			

11. How effective was the Junior Giants app in guiding you through each aspect of Junior Giants?



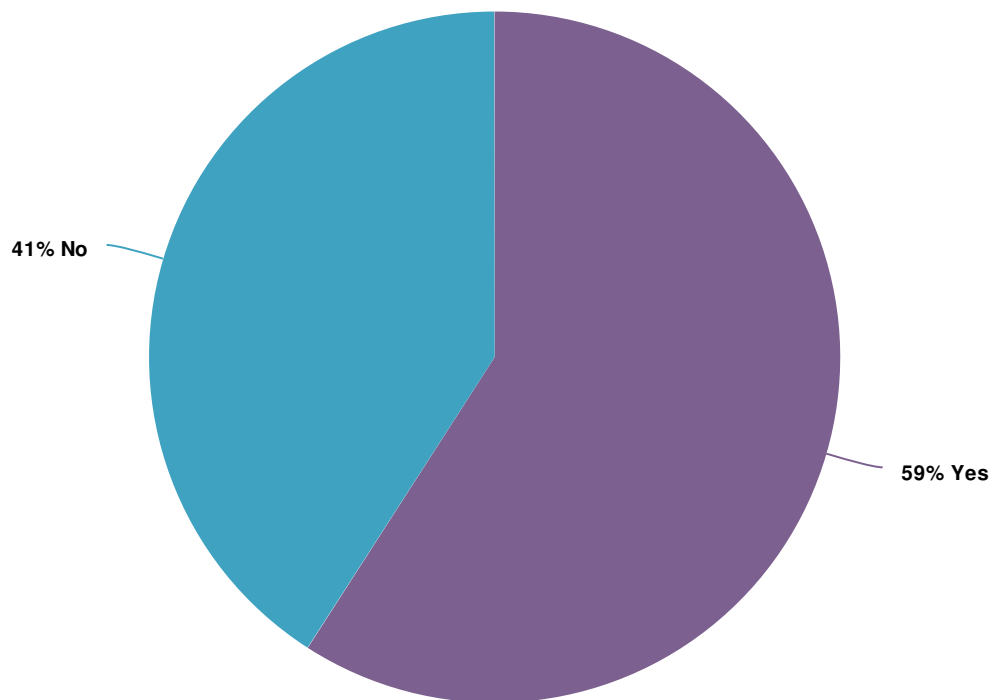
Value		Percent	Responses
Slightly effective		21.4%	6
Effective		21.4%	6
Very effective		42.9%	12
I did not use the Junior Giants app		14.3%	4

Totals: 28

12. All Junior Giants coaches and team parents should be trained before stepping on the field. Please rank the following training tools as they helped prepare you for the season (1- most effective, 3- least effective):

	1	2	3	Unsure/Not familiar	Responses
Junior Giants University course Count Row %	10 35.7%	13 46.4%	1 3.6%	4 14.3%	28
Fundamentals of Baseball Clinic (hosted by league) Count Row %	18 64.3%	4 14.3%	0 0.0%	6 21.4%	28
Information posted on gojrgiants.org Count Row %	11 39.3%	12 42.9%	1 3.6%	4 14.3%	28
Totals Total Responses					28

13. Did you become a certified Boch's Coach this season (completed Junior Giants University, attended your league's coach/team parent meeting and attended your league's Fundamentals of Baseball Clinic)?



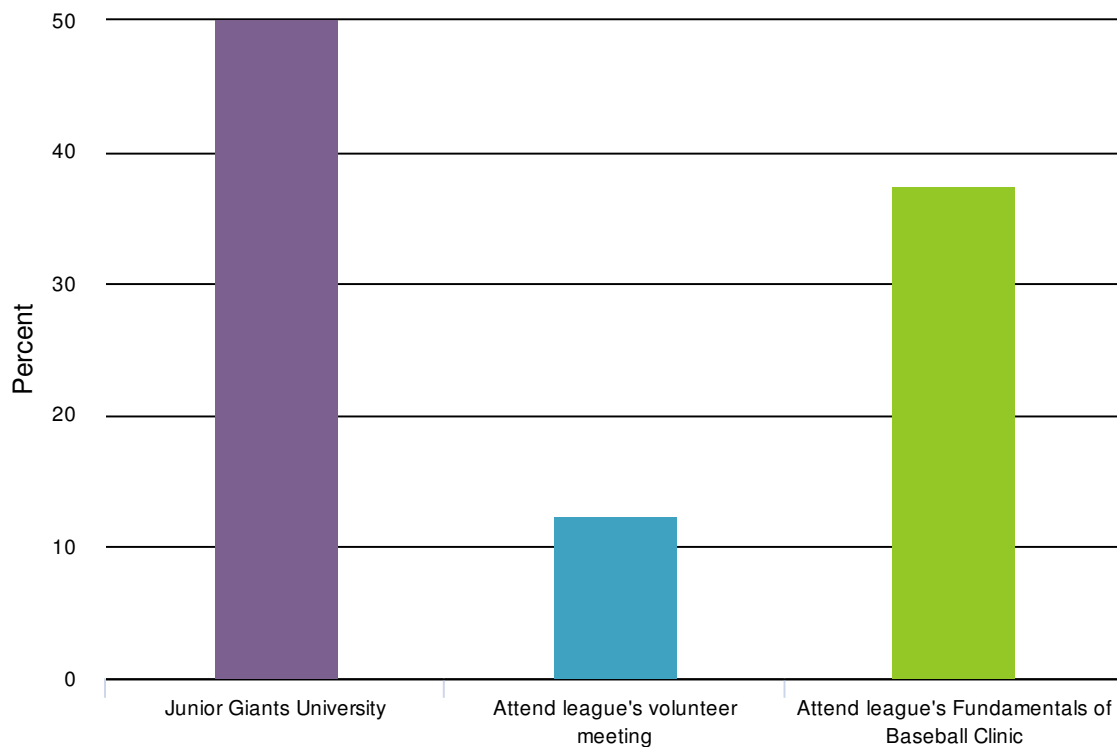
Value		Percent	Responses
Yes		59.1%	13
No		40.9%	9
Totals: 22			

14. What are your overall thoughts on this program? Was the Boch's Coach hat a motivator to complete the 3 tasks?



ResponseID	Response
1	Good program!
2	Did not get one. The program shouldn't need incentives. The person does this because it's the right thing
7	Yes definitely! Helped to prepare me for a successful season of coaching and learning with my team
8	Yes
11	Great time coach Paul and family is super
13	Had a really good group of players and we had fun
17	Loved the kids and program
20	Great program!
25	Love the hat

15. Which of the following tasks were the most difficult to complete to become a Boch's Coach?



Value		Percent	Responses
Junior Giants University		50.0%	4
Attend league's volunteer meeting		12.5%	1
Attend league's Fundamentals of Baseball Clinic		37.5%	3

16. Please rate the following programs:

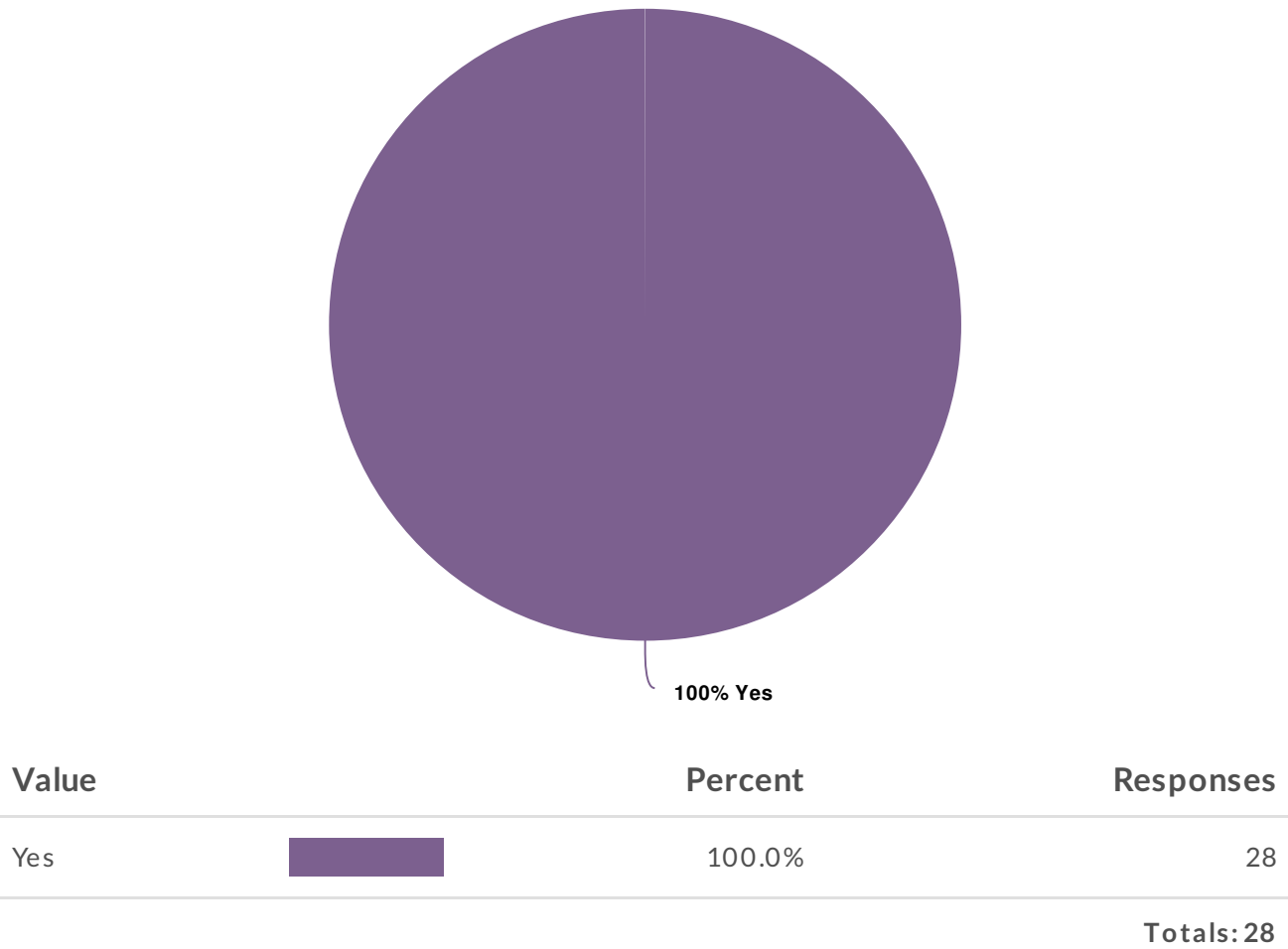
	Poor	Below average	Average	Above average	Excellent	Unsure/Not familiar	Responses
Four Bases of Character Development (Confidence, Integrity, Leadership & Teamwork) Count Row %	0 0.0%	0 0.0%	3 10.7%	7 25.0%	18 64.3%	0 0.0%	28
Word of the Week (WOW) Packs Count Row %	2 7.1%	1 3.6%	6 21.4%	2 7.1%	17 60.7%	0 0.0%	28
Junior Giants Baseball Cards Count Row %	3 10.7%	2 7.1%	7 25.0%	1 3.6%	15 53.6%	0 0.0%	28
Healthy Habits Poster & Stickers Count Row %	0 0.0%	0 0.0%	7 25.0%	6 21.4%	15 53.6%	0 0.0%	28
Belt's Bootcamp (located on gojrgiants.org) Count Row %	0 0.0%	0 0.0%	4 14.3%	10 35.7%	12 42.9%	2 7.1%	28

	Poor	Below average	Average	Above average	Excellent	Unsure/Not familiar	Responses
STEM activity - Giant Launch Count Row %	0 0.0%	1 3.6%	10 35.7%	6 21.4%	9 32.1%	2 7.1%	28
Round the Bases Reading Program Count Row %	0 0.0%	0 0.0%	3 10.7%	3 10.7%	22 78.6%	0 0.0%	28
Strike Out Bullying Pledge Count Row %	0 0.0%	0 0.0%	2 7.1%	4 14.3%	22 78.6%	0 0.0%	28
Strike Out Bullying Art Contest Count Row %	0 0.0%	0 0.0%	3 10.7%	3 10.7%	21 75.0%	1 3.6%	28
Totals Total Responses							28

17. Please rate the effectiveness of the following incentives in encouraging your players to participate in each program:

	Poor	Below Average	Average	Above Average	Excellent	Unsure/Not familiar	Responses
Water bottle							
Count	0	0	9	6	13	0	28
Row %	0.0%	0.0%	32.1%	21.4%	46.4%	0.0%	
Strike Out							
Bullying	0	0	8	6	14	0	28
compression	0.0%	0.0%	28.6%	21.4%	50.0%	0.0%	
sleeve							
Count							
Row %							
Prizes for							
1st/2nd/3rd	0	0	6	7	12	3	28
place in art	0.0%	0.0%	21.4%	25.0%	42.9%	10.7%	
contest							
Count							
Row %							
Squishy							
baseball	0	0	10	5	13	0	28
Count	0.0%	0.0%	35.7%	17.9%	46.4%	0.0%	
Row %							
Backpack							
Count	0	0	1	3	24	0	28
Row %	0.0%	0.0%	3.6%	10.7%	85.7%	0.0%	
Junior Giants							
Festival	1	0	1	6	11	9	28
Count	3.6%	0.0%	3.6%	21.4%	39.3%	32.1%	
Row %							
Four Bases							
Laces	0	0	8	7	12	1	28
Count	0.0%	0.0%	28.6%	25.0%	42.9%	3.6%	
Row %							
Bobblehead							
Count	7	4	3	0	11	3	28
Row %	25.0%	14.3%	10.7%	0.0%	39.3%	10.7%	
Totals							
Total							28
Responses							

18. Do you plan to be a coach or team parent next year?



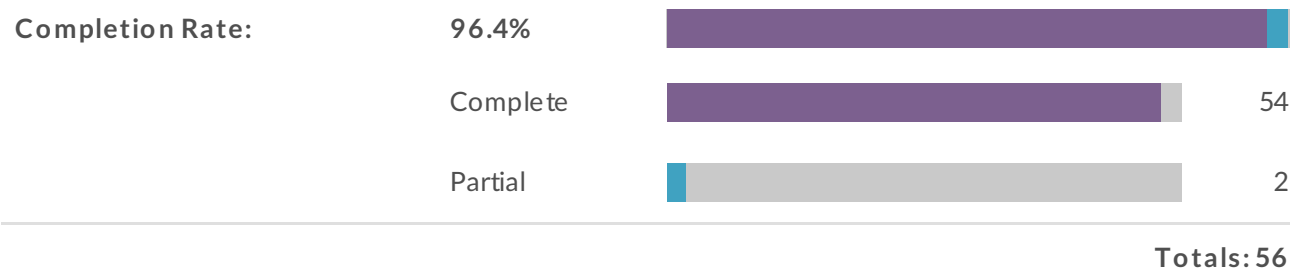
19. Your feedback is important to us. We'd like to give you the opportunity to express any further thoughts that you might have in helping us improve the Junior Giants program. Please use the space provided below.

ambassadors
ambassador
time
marina
parents
amazing
fun
kids
giants
great
loved
excited
team
love
coach
year
program
players
basics
lot
children
prepared
a's

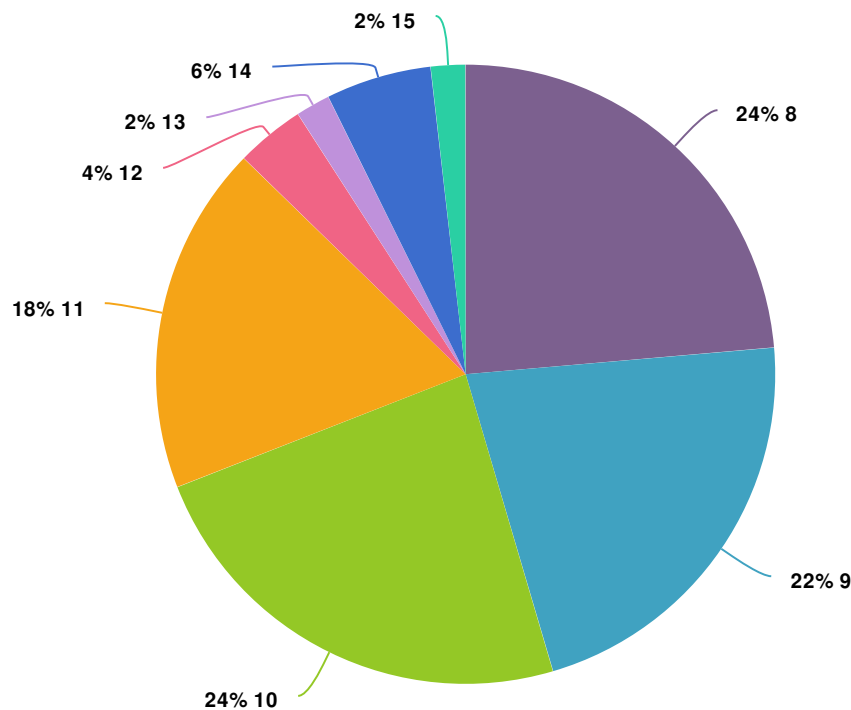
ResponseID	Response
2	Some way to get the kids to stay on team. A lot of kids just stopped coming
4	We love being apart of the team and league. Great communication and leadership. This is our second year. First year for our son and he loves it. We love seeing how excited he gets for practice and games. He has learned a lot being apart of a team.
7	My children and I had a great time being involved with the Jr Giants this season! It was our first season and we loved how organized and involved everyone was. The parent participation was excellent. I will definitely be back to coach next year!
9	Great for the kids!
12	Had lots of fun with the kids
13	Great extras loved them feeding all the families for three events
14	Fun fun fun Coach Colin was so great with all the kids fantastic program go Marina jr Giants
15	Never saw ambassadors at our game but Christy was always cheering for the kids love this program and food was delicious
16	Love Tammy she is super prepared and on top of everything she rocks
17	More time with the players
20	Even though I'm an Oakland A's fan, this program has made me a Giants fan, only 1%.
21	This year I stepped in as a volunteer coach because our head coach was a no show from day 1. Next yr, I plan to be out there from the beginning and better prepared.
22	Hard to communicate with the ambassador she was hard to get a hold of
23	I'm already getting excited for next year
24	Ambassador should engage more with the coaches and parents
25	Fun group of players and parents had a great time
26	Marina Jr Giants fo an amazing job and am proud to help when I can!
28	I love to be a JR giants coach. I have coached my daughter nephew and niece. I love that we get the opportunity to teach them the basics so young with no pressure on the children.

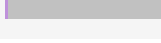
Report for 2019 Junior Giants Participant Interview - Marina

Response Counts



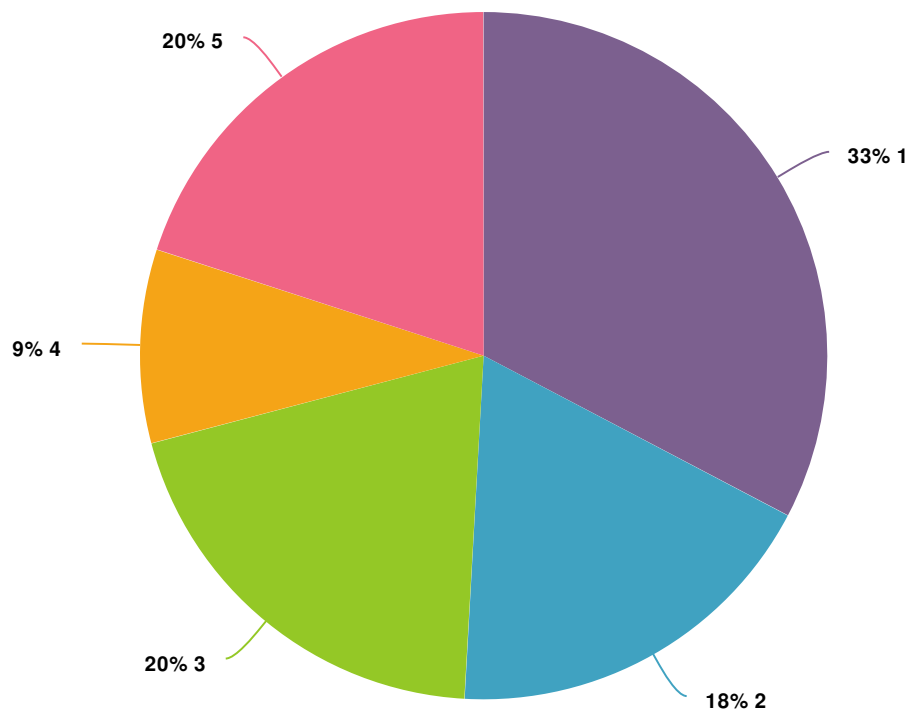
1. How old are you?



Value		Percent	Responses
8		23.6%	13
9		21.8%	12
10		23.6%	13
11		18.2%	10
12		3.6%	2
13		1.8%	1
14		5.5%	3
15		1.8%	1

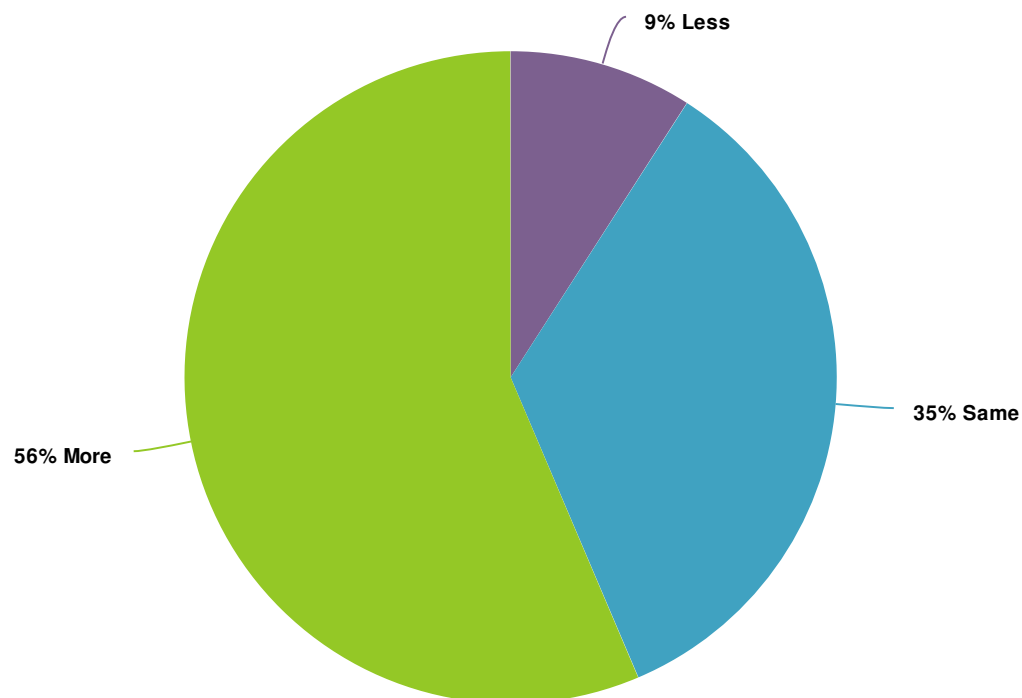
Totals: 55

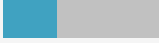
2. How many years have you played Junior Giants (including this year)?



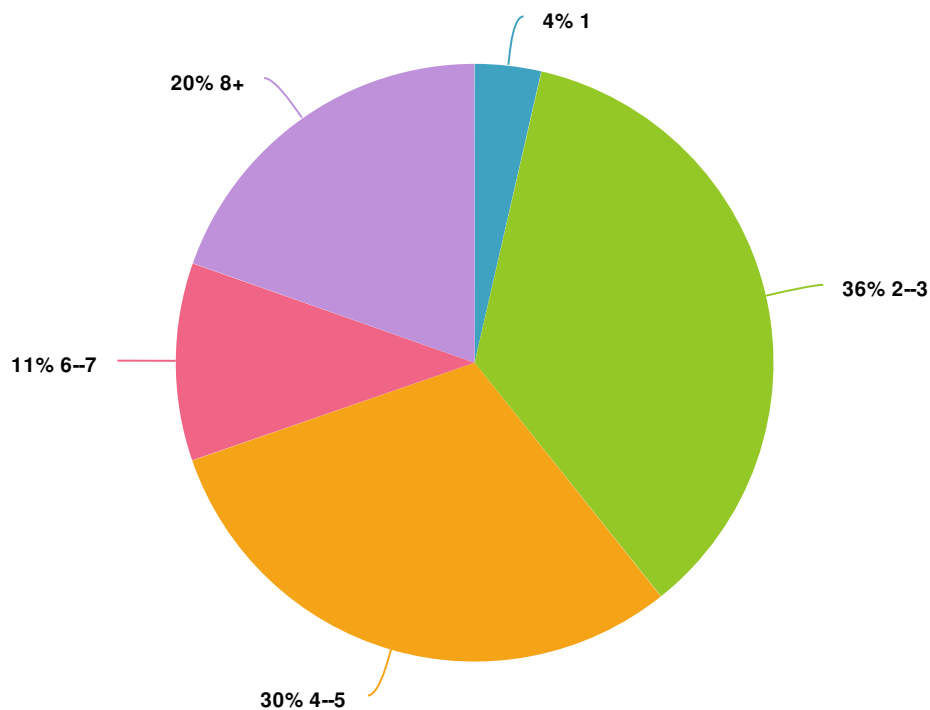
Value		Percent	Responses
1		32.7%	18
2		18.2%	10
3		20.0%	11
4		9.1%	5
5		20.0%	11
Totals: 55			

3. When it comes to drinking water, would you say that you drink less water, the same amount, or more water since you started with Junior Giants?



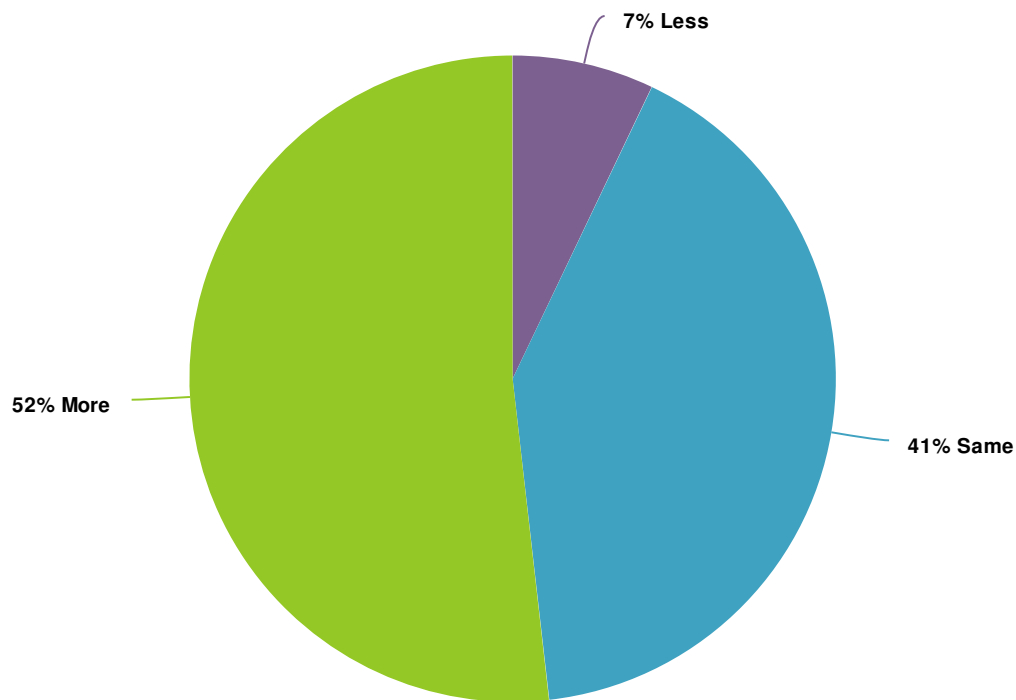
Value		Percent	Responses
Less		9.1%	5
Same		34.5%	19
More		56.4%	31
Totals: 55			

4. Can you give me your best guess as to how many glasses of water you drink during a day? Your choices are: None, 1, 2-3, 4-5, 6-7, or 8 or more (8 ounces is the standard serving, if they ask)



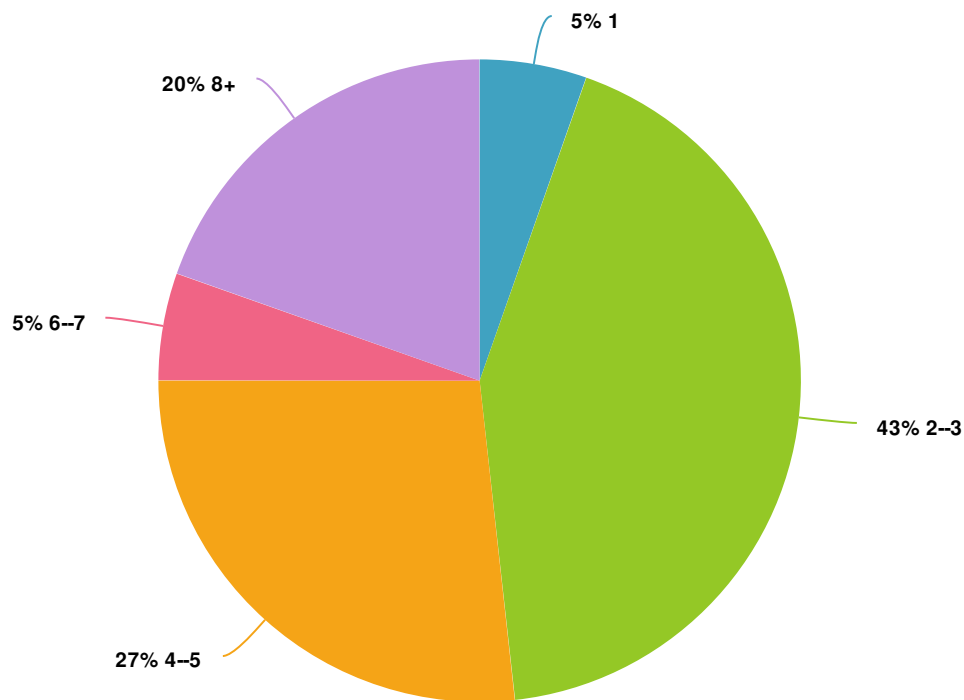
Value		Percent	Responses
1		3.6%	2
2--3		35.7%	20
4--5		30.4%	17
6--7		10.7%	6
8+		19.6%	11
Totals: 56			

5. When it comes to eating fruits, would you say that you eat less fruit, the same amount, or more fruit since you started with Junior Giants?



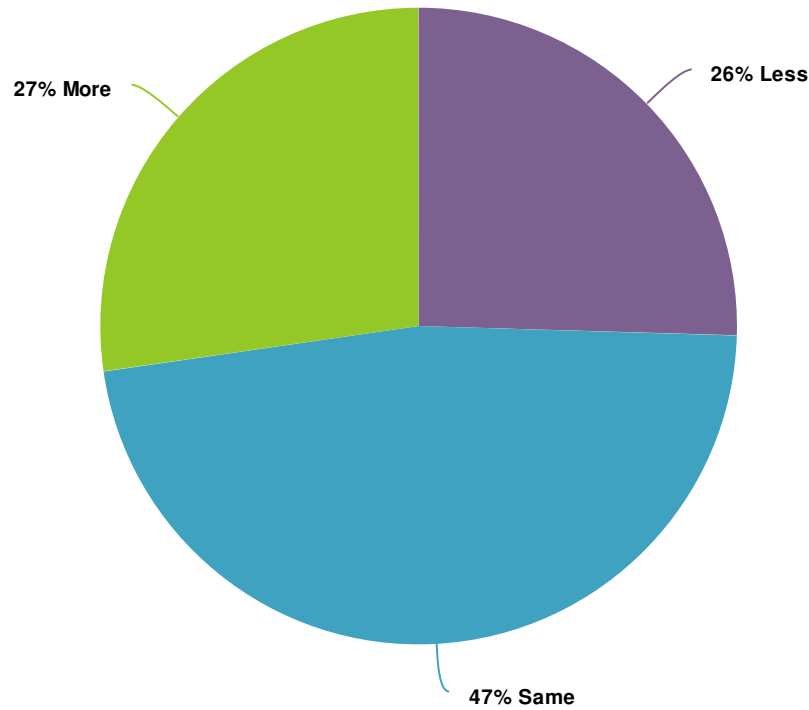
Value		Percent	Responses
Less		7.1%	4
Same		41.1%	23
More		51.8%	29
Totals: 56			

6. Can you give me your best guess as to how much fruit you eat during a day? Think about servings. One serving is about one apple, a small bowl of strawberries, or a banana. Your choices of how much fruit you eat per day are: None, 1, 2-3, 4-5, 6-7, or 8 or more



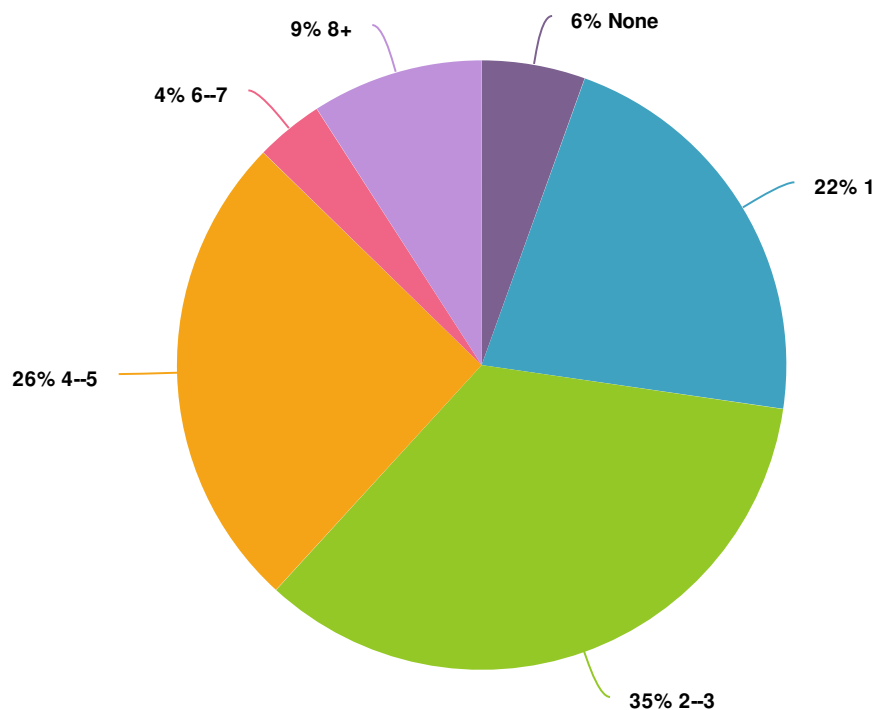
Value		Percent	Responses
1		5.4%	3
2--3		42.9%	24
4--5		26.8%	15
6--7		5.4%	3
8+		19.6%	11
Totals: 56			

7. When it comes to eating vegetables, would you say that you eat fewer vegetables, the same amount, or more vegetables since you started with Junior Giants?



Value		Percent	Responses
Less		25.5%	14
Same		47.3%	26
More		27.3%	15
			Totals: 55

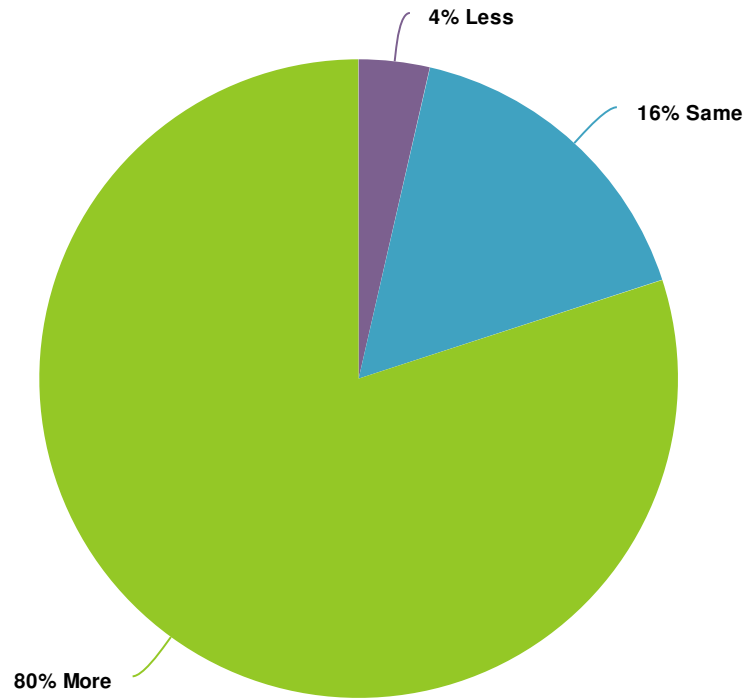
8. Can you give me your best guess as to how many vegetables you eat during a day? Think about servings. One serving is like one small side of green beans, a piece of corn-on-the-cob, or a handful of carrots. Your choices of how many vegetables you eat per day are: None, 1, 2-3, 4-5, 6-7, or 8 or more



Value		Percent	Responses
None		5.5%	3
1		21.8%	12
2--3		34.5%	19
4--5		25.5%	14
6--7		3.6%	2
8+		9.1%	5

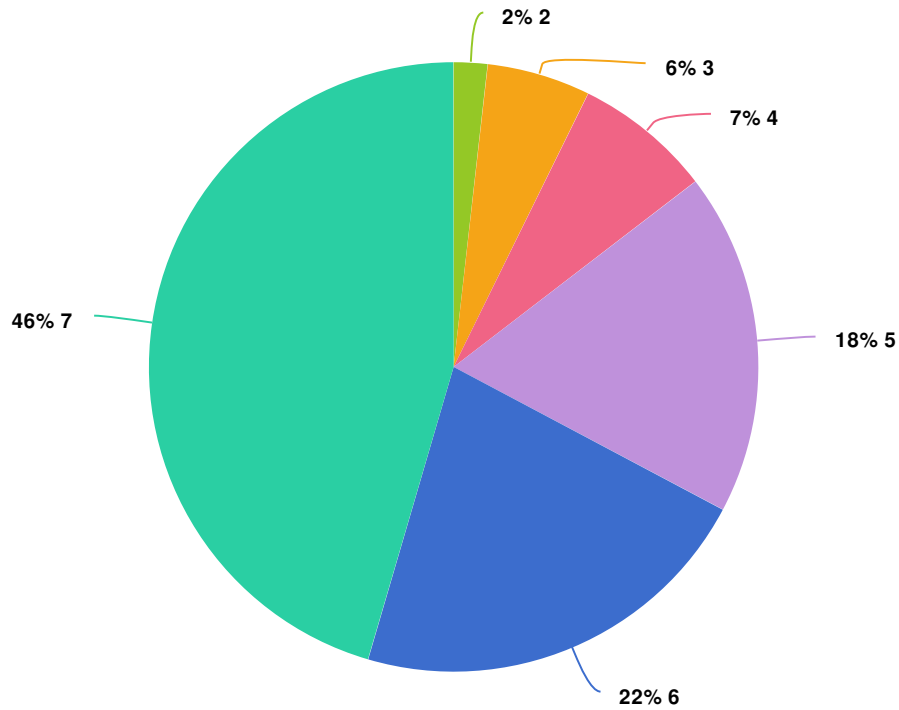
Totals: 55

9. When it comes to physical activity like running, playing sports, doing other exercises, would you say that you do less physical activity, the same amount, or more physical activity since you started with Junior Giants?



Value		Percent	Responses
Less		3.6%	2
Same		16.4%	9
More		80.0%	44
Totals: 55			

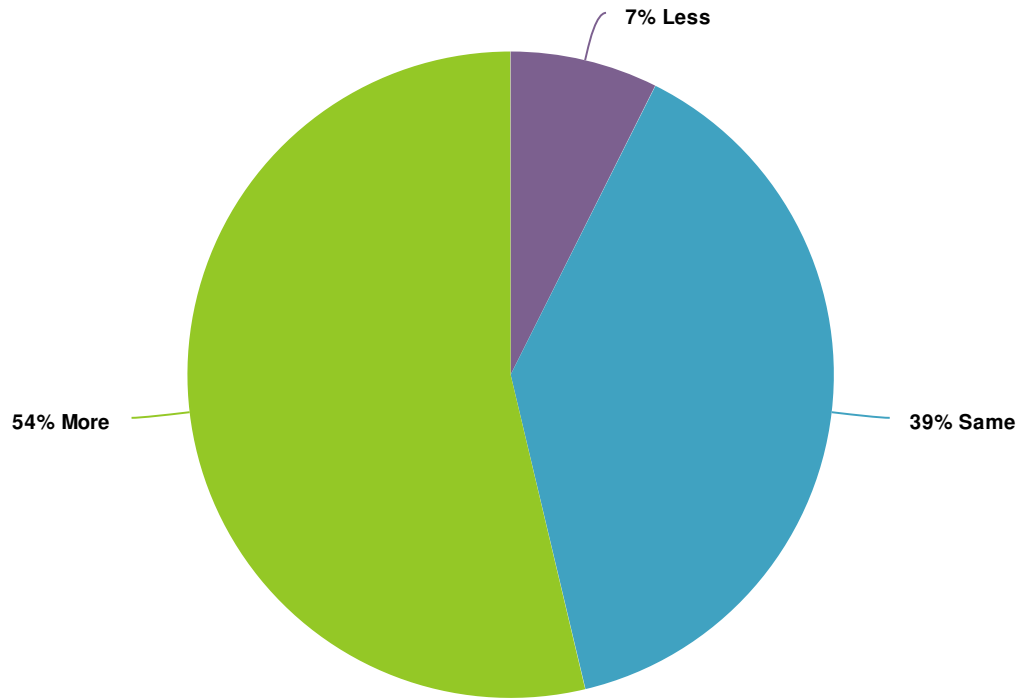
10. Can you give me your best guess as to how much physical activity you do during a week? For example, would you say that you are active (riding your bike, walking/jogging, swimming, playing Junior Giants, etc) for at least 60 minutes a day every day, a few days a week, or not at all? Note. Ambassadors, after they answer this question, follow up with the appropriate specification. If they say not at all, check None. If they say a few days a week, ask if it's 3, 4, 5, or 6 days a week. If they say every day, check 7.



Value		Percent	Responses
2		1.8%	1
3		5.5%	3
4		7.3%	4
5		18.2%	10
6		21.8%	12
7		45.5%	25

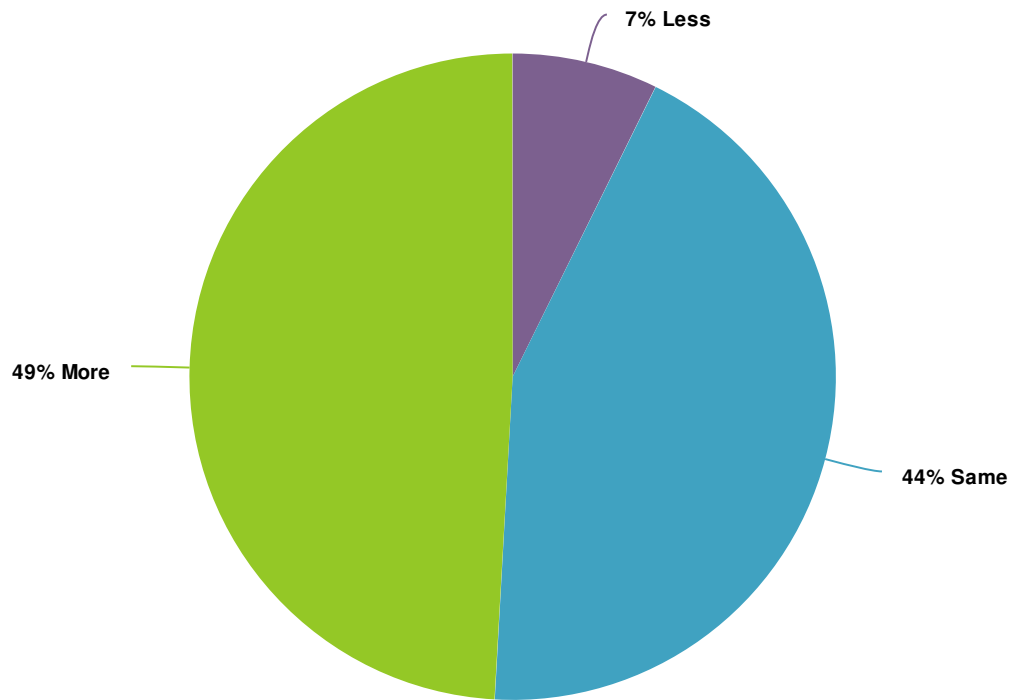
Totals: 55

11. When it comes to reading, would you say that you have read less books, the same amount, or more books since you started with Junior Giants?



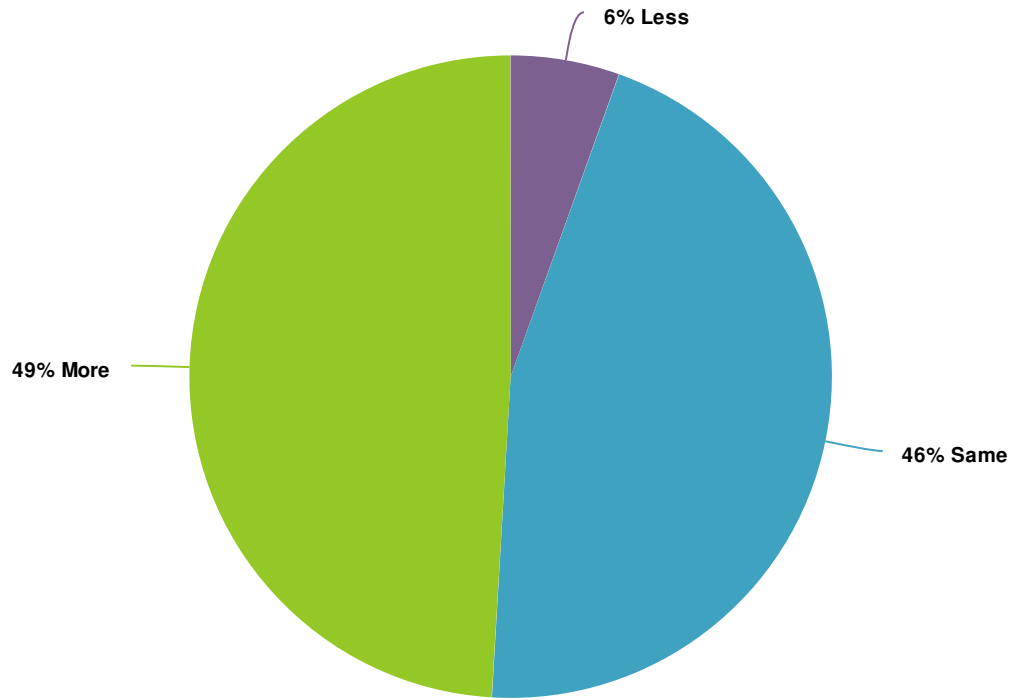
Value		Percent	Responses
Less		7.4%	4
Same		38.9%	21
More		53.7%	29
Totals: 54			

12. Since playing Junior Giants, are you less, the same, or more excited to read because of the Round the Bases Reading program? (Remind players about the prizes they earn)



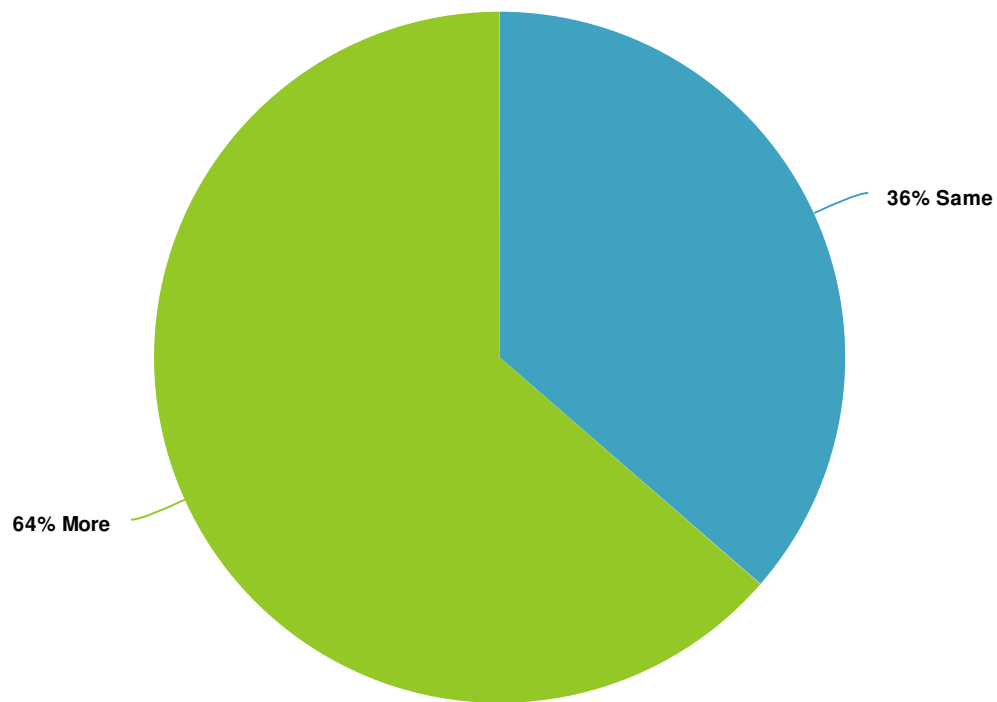
Value		Percent	Responses
Less		7.3%	4
Same		43.6%	24
More		49.1%	27
Totals: 55			

13. When it comes to your interest in science, technology, engineering, and math (like the Giant Launch activity you did with your team), would you say that you have less interest, the same amount, or more interest since you started with Junior Giants?



Value		Percent	Responses
Less		5.5%	3
Same		45.5%	25
More		49.1%	27
Totals: 55			

14. This is the final question. When it comes to respect for others, would you say that you have less respect for others, the same amount, or more respect for others since you started with Junior Giants?



Value		Percent	Responses
Same		36.4%	20
More		63.6%	35

Totals: 55

TRANSPORTATION AGENCY FOR MONTEREY COUNTY

www.tamcmonterey.org

HIGHLIGHTS

February 26, 2020



TAMC Board Receives a Presentation on the Blue Zones Project Monterey County

Dan Burden, the nationally recognized authority on walkability and bikeability gave a presentation to the TAMC Board on the activities of the Blue Zones Project Monterey County. Mr. Burden's focus was designed to set the framework for activities and ideas for reducing pedestrian and bicyclist injuries and fatalities, and strategies for improving community health through active transportation.

Blue Zone Project Monterey County is initiative sponsored by the Salinas Valley Memorial Healthcare System, Montage Health, and Taylor Farms. The project is a community well-being improvement initiative designed to help people lead longer, better lives by making healthy choices easier. The initiative promotes simple permanent or semi-permanent changes to community, organization and home environments that support healthy lifestyle behaviors and habits based upon Blue Zone cultures. The focus of this initiative also supports the Transportation Agency safe routes to schools' programs and bicycle/pedestrian safety improvement activities.

TAMC Hosts Unmet Transit Needs Public Hearing

The Transportation Agency Board of Directors held a public hearing to receive comments to identify unmet transit needs in Monterey County.

In its role as the Transportation Development Act fund administrator, the Agency holds this hearing annually to seek public input to identify unmet transit needs in Monterey County. This unmet needs process is associated with the Local Transportation Fund, which is one of two designated funding sources for public transit created by the California Transportation Development Act.

The Agency solicits public input on unmet transit needs and places comments into the following categories:

1. Transit service improvement requests that would improve an existing service.
2. Transit service expansion requests that extend a transit route beyond its current limits and fill a gap in service.
3. Capital improvement projects that would enhance existing public transit facilities.

The hearing was the start of the unmet transit needs process. The Transportation Agency is still seeking public comments on unmet transit needs. The deadline to submit public comments and questionnaires for consideration as part of the Agency's annual unmet transit needs process is **April 30, 2020**. Comments can be mailed to TAMC, ATTN. Stefania Castillo, 55-B Plaza Circle, Salinas, CA. 93901. You can also send email comments to: <http://www.tamcmonterey.org/transit-needs-hearings/>.

All comments will be reviewed with MST staff to consider options to implement requests and to evaluate comments based on the time frame in which unmet transit needs can be met. The unmet transit needs comments list serves as a public input tool for MST's short-and long-term transit planning and improvements.

TAMC Board Receives an Update on SR 156/Castroville Blvd. Interchange Project

The TAMC Board of Directors received an update on the State Route 156/Castroville Boulevard Interchange project. The presentation which drew the attendance of North County residents and caused Supervisor Phillips to comment at its conclusion, "This is exciting" and further elaborated that the road hasn't changed since 1964 when he was in the Army and traveling on it to go up to San Francisco.

The Castroville Boulevard Interchange project is the first of three segments that make up the larger State Route 156 Widening project. The full corridor project envisions not only the Castroville Boulevard Interchange, but also a new 4-lane corridor to the south of the existing highway and a new interchange at US 101 with improved connections to San Miguel Canyon Road.

Segment 1 will provide critical safety improvements by removing the only stop light in the corridor, constructing a new interchange to separate traffic movements, and improving the connection between the new bridge and existing pathway for students walking and bicycling to North County High School. Construction is scheduled to begin in October 2022 and be completed in July 2024.

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of March 3, 2020

REQUEST TO OPEN A PUBLIC HEARING, TAKE ANY TESTIMONY FROM THE PUBLIC, AND CONSIDER A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA TO APPROVE AN APPEAL OF THE FEBRUARY 23, 2020 PLANNING COMMISSION DECISION TO DENY CONDITIONAL USE PERMIT UP 2019-06 FOR A CANNABIS CULTIVATION FACILITY AT 3343 PAUL DAVIS DRIVE (APN: 203-011-019-000).

RECOMMENDATION:

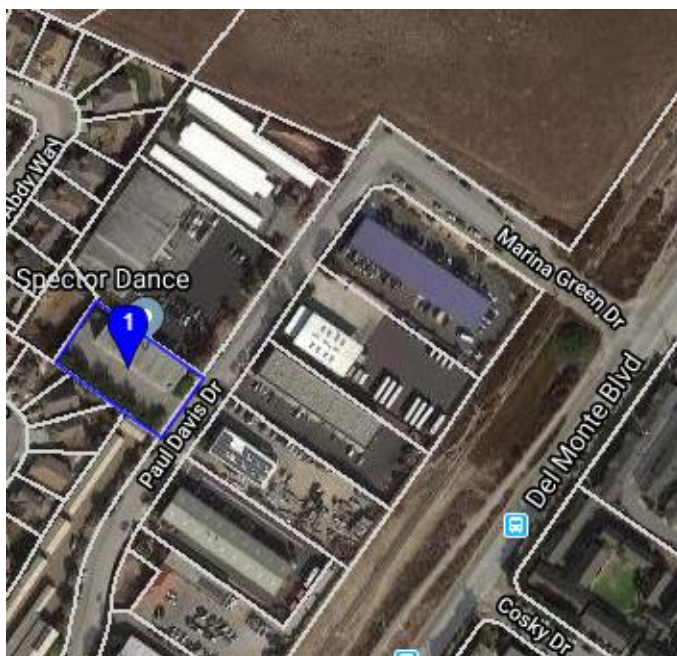
The City Council take the following actions:

- 1) Adopt Resolution No. 2020-, to approve an appeal of the February 23, 2020 Planning Commission decision to deny Conditional Use Permit UP2019-06 for a Cannabis Cultivation Facility at 3343 Paul Davis Drive (APN: 203-011-019-000).

BACKGROUND:

On November 6, 2018, the citizens of the City of Marina passed an Ordinance Allowing Cannabis Business Activity and Establishing Taxes and Fees for Such Businesses within the City of Marina, Amending Title and Chapter Establishing Cannabis Business Activities as a Use Allowed Subject to a Use Permit in Specified Zones and Establishing Uses to Protect Public Health, Safety and Welfare.

The voter initiative established Chapter 19 of the City of Marina Municipal Code (MMC), titled the City of Marina Commercial Cannabis Activities Ordinance, and amended to MMC Chapter 5 Business Taxes, Licenses and Registrations and Chapter 17 Zoning. Per the voter initiative, these municipal code additions and amendments took effect April 1, 2019. As approved by the voters, the ordinance provides the regulatory framework for the Commercial Cannabis Activities program.



The ordinance allows cannabis cultivation facilities within the City limits based upon approval of a state license and contingent on approval of a conditional use permit for indoor cultivation in the Airport District (AP-2/3), Business Park (BP), Business Park Small Lot Combining District (BP/P) and Transitional Zoning District (T-B-5). Cultivation is defined as “any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of medical or adult cannabis.” (MMC 19.01.040 BB).

On November 15, 2019, Mr. Robert Divito of Element 7 Marina, LLC submitted an application to the Marina Planning Division for an indoor cannabis cultivation facility at 3343 Paul Davis Drive.

The subject property has a General Plan Land Use of Light Industrial/Service Commercial and is zoned BP/P.

The land uses of the surrounding properties is as follows:

North – Light industrial

West – City percolation pond

South – Single-family residential, mini-storage

East – Light industrial

Element 7 Marina, LLC is proposing to convert an 8,500 square-foot building into a cannabis cultivation facility. The facility would consist of four growing rooms at 817 square-feet each and rooms for drying, processing, packing and storing. The remainder of the facility would be utilized for ancillary purposes such as offices, bathroom, security room, and refuse. Eight to ten employees would be located on the site and the proposed hours of operation are 10 am to 10 pm. However, the applicant agreed to a special staff-recommended condition of approval that would limit the hours of operation from 6 am to 8 pm.

Cannabis grown at the site would be harvested, packaged, and shipped to off-site locations (licensed medical cannabis testing facilities, dispensaries, etc.). The operation would be conducted in an environment to preclude escape of any odors or unfiltered air. The odor management and control plan are attached to the draft resolution as **ATTACHMENT ‘A’ to EXHIBIT A**. This plan was reviewed by a licensed mechanical engineer and was found to meet or exceed the requirements for the City of Marina cannabis odor mitigation. The building will not be open to the public and the facility will be secured. All cannabis growing and harvesting operations, including storage of any waste materials, would occur within the building.

On January 23, 2020, the City of Marina Planning Commission duly held and opened the public hearing for a Conditional Use Permit (CUP) for the project. The Planning Commission considered the staff presentation, applicant presentation, extensive public comments, and debated the merits of the project (Planning Commission January 23, 2020 staff report can be found as **ATTACHMENT 2**).

The Commission received public comment from residents and commercial property owners with concerns about potential odor from the cannabis that would be grown on the site. The concerns were echoed by some of the Commissioners and the applicant was questioned regarding the odor control plan and the mechanical operation of the facility to prevent odor from the flowering plants to escape the facility.

After discussion, a motion to adopt a Resolution approving the CUP with additional conditions of approval to limit the hours of distribution and shipping to between 10 am and 2 pm and a condition that the Use Permit could be revoked after three substantiated complaints were received and verified. The motion was seconded and failed on a 3-3 vote, as one Planning Commissioner was absent. The Planning Commission did not make findings for denial nor was staff directed to return to the Commission with findings for denial (Draft Planning Commission Minutes can be found as **ATTACHMENT 3**).

On January 31, 2020 the applicant, Tony Raffoul for Element 7 Marina LLC, filed a timely appeal within the required 10-day appeal period. The appeal is attached to the report for reference (**ATTACHMENT 4**). The appeal is based on the following points:

1. The applicant agreed to the additional conditions of approval;
2. The appellant believes that if the seventh Commissioner had been present, then the CUP would have been approved;
3. The issuance of the CUP is supported by the findings in the staff report that was presented to the Planning Commission; and
4. The applicant agreed to donate to the City a field olfactometer which would allow City Code Enforcement Officials to detect and measure odor.

Staff timely scheduled the appeal for consideration by the Marina City Council on March 3, 2020. The appeal was publicly noticed in the Monterey County Weekly with notices mailed to property owners within 300 feet of the site, at least 10 days before the hearing, and notices were placed in three public places (Jack-in-the-Box kiosk, Marina City Library, and outside the Council Chamber).

ANALYSIS:

Staff agrees with the appellant and recommends approval of the appeal based on the lack of findings for denial and the appellant's point of appeal that the issuance of a CUP for the operation would comply with the requirements of the Marina Municipal Code.

The Municipal Code outlines specific findings for the approval of a CUP for cannabis activities. Staff's evaluation of the proposal concludes that the project meets the required findings as follows:

That the proposed use:

1. Will comply with all of the requirements of the state and city, and any additional conditions of license for the cultivation of medical or adult cannabis.
2. Will not result in significant unavoidable impacts on the environment as the use will be conducted in an entirely enclosed building and noise and odor mitigation is planned and will be integrated into the use. In addition, no hazardous materials or systems will be utilized.
3. Includes adequate measures that minimize use of water for cannabis cultivation at the site in that water captured from the cultivation will be recycled and recycled water will be prioritized over non-recycled water.
4. Includes adequate measures to address the projected energy demand for cannabis cultivation at the site in that the use is required to meet the energy standards of Title 24.
5. Includes adequate quality control measures to ensure cannabis cultivated at the site meets industry standards with regard to operation, security, labeling, packaging etc.
6. Includes adequate measures that address the federal enforcement priorities for cannabis activities including restricting access to minors and ensuring that cannabis and cannabis products are not supplied to unlicensed and unpermitted persons within the state and not distributed out of state.

7. Will obtain a valid and fully executed commercial cannabis permit pursuant to Chapter 5.76 of the Marina Municipal Code prior to commencing operations and must maintain such permit in good standing in order to continue operations.
8. Will operate in good standing with all permits and licenses required by state law. Failure to take appropriate action to evict or otherwise remove permittees and persons conducting commercial cannabis activities at the site who do not maintain permits or licenses in good standing with the city, county or state shall be grounds for the suspension or revocation of a use permit pursuant to Section 17.48.060.

As discussed in the Background section of this report, the main concerns voiced from Commissioners and the public is based on potential odor from the facility. The appellant submitted a detailed odor control plan that includes redundancies in the event of mechanical failure of equipment.

The Commercial Cannabis Ordinance regulations for Cannabis Cultivation does not contain a specific requirement that odor not be detectable from outside of the facility, however, under the Neighborhood Compatibility standards for Cannabis dispensaries (MMC Charter 1902.090 H.) odor is addressed and states: “No cannabis or cannabis odors shall be detectable by sight or smell outside of a permitted facility.” For consistency, staff added this condition of approval for this Cannabis Cultivation proposal.

All cannabis CUPs are for one year only and do not run with the land. The CUP may be revoked at any time for failure to comply with all state and local ordinances, or for failure to comply with conditions of approval. Licenses shall have the opportunity to automatically renew as long as the business has complied with all state and local ordinances and with conditions of approval, including the timely payment of all fees and taxes.

If the applicant fails to meet the conditions of approval and/or receive substantiate complaints that the operation is in violation of any laws or conditions, the City may take action to revoke the permit or may not renew the permit after the initial year.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) under Class 1, Section 15301 (Existing Facilities) of the State CEQA Guidelines. This section states that existing facilities shall be exempt from the provisions of CEQA, when it involves the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. Staff has determined that the exemption applies in this case because the conditional use permit will merely permit operation of a medical cannabis cultivation facility in an existing structure or facility and will involve negligible or no expansion of use.

CONCLUSION:

Staff recommends the City Council consider all the information on the record, and take the following actions:

- 1) Adopt Resolution 2020- to approve an appeal of the February 23,2020 Planning Commission decision to deny Conditional Use Permit UP2019-06 for a Cannabis Cultivation Facility at 3343 Paul Davis Drive (APN: 203-011-019-000).

This request is submitted for City Council consideration and possible action.

Respectfully submitted,

Christy Hopper
Planning Services Manager, Planning Division
Community Development Department
City of Marina

REVIEWED/CONCUR:

J. Fred Aegerter, AICP
Community Development Director
City of Marina

Layne P. Long
City Manager
City of Marina

Attachments:

1. Draft City Council Resolution with Exhibit
2. Planning Commission Staff Report, dated January 23, 2020 (Exhibit same as Exhibit to Council Resolution)
3. Planning Commission Draft Minutes – January 23, 2020
4. Element 7 Marina, LLC Appeal, dated January 31,2020

DRAFT RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY OF MARINA CITY COUNCIL APPROVING AN APPEAL
OF THE FEBRUARY 23, 2020 PLANNING COMMISSION DECISION TO DENY
CONDITIONAL USE PERMIT UP2019-06 FOR A CANNABIS CULTIVATION FACILITY
AT 3343 PAUL DAVIS DRIVE (APN: 203-011-019-000)

WHEREAS, a conditional use permit has been requested by Element 7 Marina, LLC to operate a cannabis cultivation facility within an existing 8,500 square foot building at 3343 Paul Davis Drive as described in ‘**EXHIBIT A**’; and,

WHEREAS, the subject property has a General Plan Land Use of Light Industrial/Service Commercial and is zoned BP/P which allows cannabis cultivation with the issuance of a conditional use permit; and,

WHEREAS, on January 23, 2020, the City of Marina Planning Commission duly held and opened the public hearing for a Conditional Use Permit (CUP) for the project. The Planning Commission considered the staff presentation, applicant presentation, extensive public comments, and debated the merits of the project; and,

WHEREAS, the Planning Commission received public comment from residents and commercial property owners with concerns about potential odor from the cannabis that would be grown on the site. The concerns were echoed by some of the Commissioners and the applicant was questioned regarding the odor control plan and the mechanical operation of the facility to prevent odor from the flowering plants to escape the facility; and,

WHEREAS, after discussion, a motion to adopt a Resolution approving the CUP with additional conditions of approval to limit the hours of distribution and shipping to between 10 am and 2 pm and a condition that the Use Permit could be revoked after three substantiated complaints were received and verified; and,

WHEREAS, the motion was seconded and failed on a 3-3 vote, as one Planning Commissioner was absent, and the Planning Commission did not make findings for denial nor was staff directed to return to the Commission with findings for denial; and,

WHEREAS, on January 31, 2020 the applicant, Tony Raffoul for Element 7 Marina LLC, filed a timely appeal within the required 10-day appeal period. The appeal is attached to the report for reference (**ATTACHMENT 4**). The appeal is based on the following points:

1. The applicant agreed to the additional conditions of approval;
2. The appellant believes that if the seventh Commissioner had been present, then the CUP would have been approved;
3. The issuance of the CUP is supported by the findings in the staff report that was presented to the Planning Commission; and
4. The applicant agreed to donate to the City a field olfactometer which would allow City Code Enforcement Officials to detect and measure odor.

WHEREAS, staff timely scheduled the appeal for consideration by the Marina City Council on March 3, 2020. The appeal was publicly noticed in the Monterey County Weekly with notices mailed to property owners within 300 feet of the site, at least 10 days before the hearing, and notices were placed in three public places (Jack-in-the-Box kiosk, Marina City Library, and outside the Council Chamber); and,

WHEREAS, the City Council finds that, as conditioned, the project meets all development standards and promotes the goals and objectives of the General Plan as discussed in the Findings section of this Resolution, and,

WHEREAS, the City of Marina Planning Division determined that this project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 1, Section 15301 (Existing Facilities) of the State CEQA Guidelines applicable to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that it hereby approves an appeal of the February 23, 2020 Planning Commission decision to deny Conditional Use Permit UP2019-06 for a Cannabis Cultivation Facility at 3343 Paul Davis Drive (APN: 203-011-019-000), thereby approving the project, subject to the following findings and conditions of approval.

Findings

That the use of the site for indoor cannabis cultivation, as conditioned:

1. Will comply with all of the requirements of the state and city, and any additional conditions of license for the cultivation of medical or adult cannabis.
2. Will not result in significant unavoidable impacts on the environment as the use will be conducted in an entirely enclosed building and noise and odor mitigation is planned and will be integrated into the use. In addition, no hazardous materials or systems will be utilized.
3. Includes adequate measures that minimize use of water for cannabis cultivation at the site in that water captured from the cultivation will be recycled and recycled water will be prioritized over non-recycled water.
4. Includes adequate measures to address the projected energy demand for cannabis cultivation at the site in that the use is required to meet the energy standards of Title 24.
5. Includes adequate quality control measures to ensure cannabis cultivated at the site meets industry standards with regard to operation, security, labeling, packaging etc.
6. Includes adequate measures that address the federal enforcement priorities for cannabis activities including restricting access to minors and ensuring that cannabis and cannabis products are not supplied to unlicensed and unpermitted persons within the state and not distributed out of state.

7. Will obtain a valid and fully executed commercial cannabis permit pursuant to Chapter 5.76 of the Marina Municipal Code prior to commencing operations and must maintain such permit in good standing in order to continue operations.
8. Will operate in good standing with all permits and licenses required by state law. Failure to take appropriate action to evict or otherwise remove permittees and persons conducting commercial cannabis activities at the site who do not maintain permits or licenses in good standing with the city, county or state shall be grounds for the suspension or revocation of a use permit pursuant to Section [17.48.060](#).

Conditions of Approval

1. Substantial Compliance – The operation of the facility shall be as described in **EXHIBIT A**, attached hereto, and in accordance with a valid state license except as conditioned herein.
2. Hours of Operation: That the hours of operation shall be from 6 am to 8 pm except that security personnel may be onsite 24 hours.
3. Parking Lot – That prior to occupancy the parking lot shall be restriped to meet the parking lot standards of the Citywide Design Guidelines and Standards and shall meet all ADA requirements for parking and accessible patch of travel.
4. Building Permits – The applicant shall obtain all necessary building permits from the Marina Building Department prior to commencement of any demolition or construction activities.
5. Compliance with Marina Municipal Code – The use and operation shall comply with all requirements of the Marina Municipal Code.
6. Permit Expiration – This permit will expire 12 months from the date of approval by the Planning Commission. This use permit may be administratively renewed as long as the business has complied with all state and local ordinances and with conditions of approval, including the timely payment of all fees and taxes.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 3rd day of March 2020, by the following vote:

AYES, COUNCIL MEMBERS:

NOES, COUNCIL MEMBERS:

ABSENT, COUNCIL MEMBERS:

ABSTAIN, COUNCIL MEMBERS:

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

COMMERCIAL CANNABIS
**CONDITIONAL USE PERMIT
APPLICATION**
CITY OF MARINA

CANNABIS INDOOR CULTIVATION
LICENSE M-TYPE AND A-TYPE LICENSES

ELEMENT 7 MARINA LLC
www.element7.co





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5. ATTACHMENT 'B' - NOISE
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6. ATTACHMENT 'C' -
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7. ATTACHMENT 'D' - WATER
AND WASTEWATER
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8. ATTACHMENT 'E' - LABOR
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9. ATTACHMENT 'F' - SITE
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10. ATTACHMENT 'G' -
SCHEDULE OF OPERATIONS

APPLICATION REQUIREMENTS FOR A CONDITIONAL USE PERMIT

Conditional Use Permit: A review of an application for conditional uses on specific parcels of land to determine conformance with City codes, regulations and standards.

Administrative Conditional Use Permit: A Staff level review of an application for conditional uses on specific parcels of land to determine conformance with City codes, regulations and standards.

Conditional Use Permit Amendment: A Staff level review of a request for a minor amendment to an approved conditional use permit to determine conformance with City codes, regulations and standard.

APPLICATION REQUIREMENTS:

- ☒ Required processing fee.
- ☐ Required processing deposit for environmental review under the California Environmental Quality Act (CEQA).
- ☒ Planning Application Cover Page
- ☒ Submit four (4) initial sets for review by the Planning Division (ultimately eight (8) copies will be required for interdepartmental review and for each public hearing) drawn to scale at 1/8"=1' minimum. A licensed architect, engineer, contractor, or registered building designer is required to prepare the Development Plan Set, unless such requirement is waived by the Community Development Director. The following plans must be included:
 - ☒ Site Plan which shall include the following information:
 - ☒ Applicant's name, address, and phone number
 - ☒ Vicinity map showing an overview of the project location in Marina.
 - ☒ North Arrow and Scale
 - ☒ Assessor's Parcel Number(s) of the project site
 - ☒ Property lines and dimensions of the site and surrounding properties
 - ☒ Existing easements
 - ☒ Location and configuration of all proposed buildings and intended uses
 - ☒ Proposed on-site parking spaces, loading areas, and circulation areas
- ☐ Other materials that the Community Development Director determines as necessary to review the project, such as noise, traffic, and geologic studies. Please contact the Planning Department to determine if additional materials will be required.
- ☒ Project Description form.
- ☒ Environmental Information form.
- ☐ Receipt from Marina Coast Water District (MCWD) for preliminary review fees.
- ☐ Details required by MCWD including estimated water and sewer capacity requirements for the project.
- ☒ Other materials that the Planner determines as necessary to review the project, such as noise, traffic, and geologic studies. Please contact the Planning Division to determine if additional materials will be required. ***Dimensioned Floor Plans**

Note: All checked items must be included in the application in order for it to be deemed complete. Failure to include the requested items may result in a delay of the application process

Community Development Department
 Mailing: 211 HILLCREST AVENUE
 Office: 209 CYPRESS AVENUE
 MARINA, CA 93933
 831.884.1220; FAX 831.384.0425
 www.cityofmarina.org



PLANNING APPLICATION

Project Address/Location: 3343 Paul Davis Drive MARINA, CA 93933
 Most Current Assessor's Parcel Number: 033-281-025

Applicant(s):

Name: ROBERT DIVITO
 Mailing Address: 8033 SUNSET BLVD. #987 LOS ANGELES, CA 90046
 Phone: 312-823-7638 Email: ROBERT@E7CA.COM

Project Description: What do you want to do?

ESTABLISH A COMMERCIAL CANNABIS CULTIVATION FACILITY.

Property Owner Authorization:

By signing this application I certify that I have reviewed this completed application and the attached material and consent to its filing. I agree to allow the Community Development Department to duplicate and distribute plans to interested persons as it determines is necessary for the processing of the application.

[Signature] April 30, 2019
 Signed Date

Applicant/Representative Certification:

I understand the City might not approve what I'm applying for, or might set conditions of approval. I agree to allow the Community Development Department to duplicate and distribute plans to interested persons as it determines is necessary for processing of the application.

[Signature] 5-11-2019
 Signed Date

Permission to Access Property

This section is to be completed by the property owner and/or occupant who controls access to the property. To adequately evaluate many project proposals Community Development Department Staff, Commissioners and City Council Members will have to gain access to the exterior of the real property in order to adequately review and report on the proposed project. Your signature below certifies that you agree to give the City permission to access the project site from 8 a.m. to 5 p.m., Monday through Friday, as part of the normal review of this planning application.

[Signature] April 30, 2019
 Signed Date

Indemnification Agreement:

The Owner/Applicant shall defend, indemnify and hold harmless the City or its agents or officers and employees from any claim, action or proceeding against the City or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the City's approval of this project. In the event that the City fails to promptly notify the Owner / Applicant of any such claim, action or proceeding, or that the City fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

[Signature] April 30, 2019
 Signed Date

FOR OFFICE USE ONLY:

Date Application Submitted: _____ Fee Collected: \$ _____
 Date Application Complete: _____ Receipt Number: _____
 File Number(s): _____
 Planner Initials: _____ Associated Permits: _____

City of Marina

AT MONTEREY BAY

PROJECT DESCRIPTION

Name of Project Applicant: ROBERT DIVITO

Mailing Address: 8033 SUNSET BLVD. #987 LOS ANGELES, CA 90046 Phone: 312-823-7638

Name of the project: ELEMENT 7 MARINA LLC

Project location (address and/or Assessor's Parcel Number(s)): 3343 PAUL DAVIS DR.

APN: 033-281-025

Size of project site (acreage): 08,500 SQUARE FEET

Existing General Plan Land Use Designation: BP/P

Existing Zoning Designation: BP/P

Describe the existing land use(s) of the site: THE EXISTING USE IS A WAREHOUSE.

Describe the existing land use of properties surrounding the site: TO THE NORTH IS A MEAT DISTRIBUTOR
TO THE SOUTH IS A SINGLE-FAMILY RESIDENTIAL HOME; TO THE EAST IS A WINERY/ROOFING
COMPANY; TO THE WEST OF THE LOCATION IS A VACANT LOT.

Describe the proposed land use(s)/Project: WE PROPOSE TO UTILITZE THIS LOCATION AS A
COMMERCIAL CANNABIS CULTIVATION FACILITY. WE HAVE INCLUDED OUR CULTIVATION PLAN
IN ATTACHMENT C.

For residential uses, indicate the number, type, and size of the units, and the estimated range of the sale and rental prices: NOT APPLICABLE.

For commercial uses, indicate the type (neighborhood, city, or regional orientation), the total square footage, the estimated number of employees, and the hours of operation: THE FACILITY IS LOCATED
IN BUSINESS PARK DISTRICT. THE TOTAL SQUARE FOOTAGE IS 8,500 SQ FT. WE ESTIMATE
HIRING BETWEEN 8-10 EMPLOYEES. OUR OPERATIONAL HOURS WILL BE BETWEEN 10AM -
10PM.

For industrial uses, indicate the type, the total square footage, the estimated number of employees, and the hours of operation: NOT APPLICABLE.

For other uses, indicate the major function, the total square footage, the estimated number of employees, and the hours of operation: NOT APPLICABLE.

List and describe any other permits or public approvals required for this project, including those required by city, regional, state, and federal agencies: WE WILL APPLY FOR THE REQUIRED STATE LICENSE
FROM THE CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE.

Are there water, sewer, gas, electric, and telecommunication facilities available to the project site?
 (X) Yes () No If no, are connections to these facilities proposed? _____

Please describe any odor, noise, smoke, or dust which will result from the proposed development or use:

BASED ON THE LICENSE TYPE WE ARE APPLYING FOR IN MARINA, WE HAVE THOROUGH
STANDARD OPERATING PROCEDURES IN PLACE THAT SPECIFICALLY ADDRESS ODOR, NOISE
OR SMOKE-DUST WILL NOT BE AN ISSUE. PLEASE SEE ATTACHMENT "A" - ODOR CONTROL AND
MANAGEMENT PLAN AND ATTACHMENT "B" - NOISE REDUCTION PLAN.

Will there be any potentially hazardous materials, toxic substances, or flammable materials used, stored, manufactured, or disposed of at the project site? (X) yes () no If yes, please explain:

THE CULTIVATION ASPECT OF OUR BUSINESS WILL NOT USE ANY TOXIC, HAZARDOUS OR
FLAMMABLE MATERIALS THAT WOULD BE DISPOSED OF AT THE PROJECT SITE.

Please describe the proposed scheduling and phasing of the project's construction: OUR INITIAL
SCHEDULE FOR BEGINNING OPERATIONS HAS BEEN ADJUSTED TO REFLECT THE
CURRENT TIMELINE WE ARE EXPERIENCING WITH THE CITY'S PERMITTING PROCESS. PLEASE
REFER TO ATTACHMENT F.

Please provide any additional relevant information that can assist in the processing of this application: WE
VALUE TRANSPARENCY, AND ARE WILLING TO ADDRESS ANY CONCERNS EITHER THE CITY
OR RESIDENTS MAY HAVE AS IT RELATES TO THE LICENSE WE ARE PURSUING IN MARINA. OUR
OPERATIONS ARE FOUNDED UPON BOTH CURRENT STATE REGULATIONS WHICH INCLUDE THE
CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE. IN ADDITION TO THE REGULATIONS
SET IN PLACE THROUGH THE CITY OF MARINA'S MUNICIPAL CODE.



ENVIRONMENTAL INFORMATION

ENVIRONMENTAL SETTING

Please provide the following information on a separate piece of paper:

- ☒ Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, cultural and historic resources, and any scenic aspects of the sites. Describe any existing structures on the site and the uses of those structures.
- ☒ Describe the surrounding properties, including information on topography, soil stability, plants and animals, cultural and historic resources, and any scenic aspects of the area. Indicate the type and intensity of land uses, and the scale of the development.

ENVIRONMENTAL CHECKLIST:

Would the Project result in the following (provide a brief description for each item checked "yes"):

Change in existing features of any streams, creeks, lakes, or wetlands: () Yes (X) No

Change in scenic views or vistas from existing residential areas or public land or roads: () Yes (X) No

Use or disposal of hazardous, toxic or flammable materials or explosives: () Yes (X) No

Change in ocean, bay, lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns: () Yes (X) No

Change in pattern, scale, or character of surrounding area of project: () Yes (X) No

ENVIRONMENTAL SETTING REPORT – ELEMENT 7 MARINA LLC

3343 PAUL DAVIS DRIVE, MARINA, CA



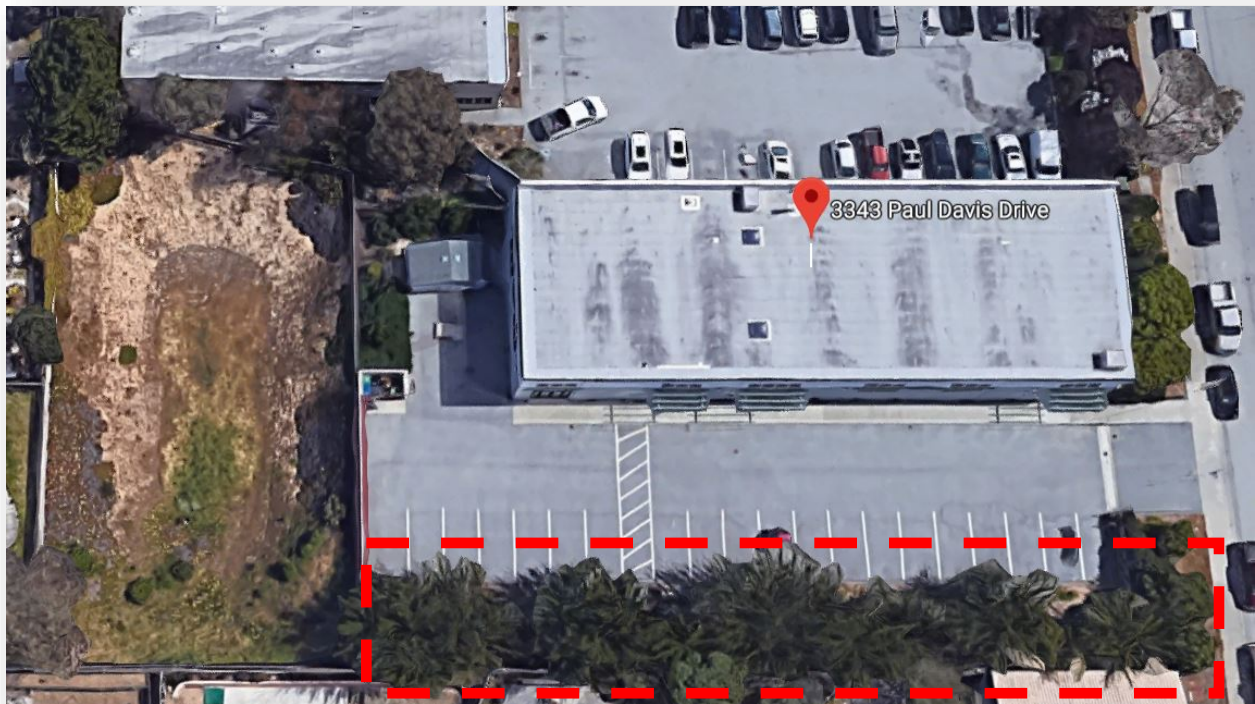
CURRENT PROJECT SITE – FRONT OF BUILDING

The location we have selected is a standalone warehouse building, with an Industrial zoning designation. Based upon the topographic report (attached at the end of this description), this location will not have any adverse effects to the current environmental layout. To the south of the warehouse is a man-made “green area” that has both dirt and low-maintenance shrubbery (pictured on right).

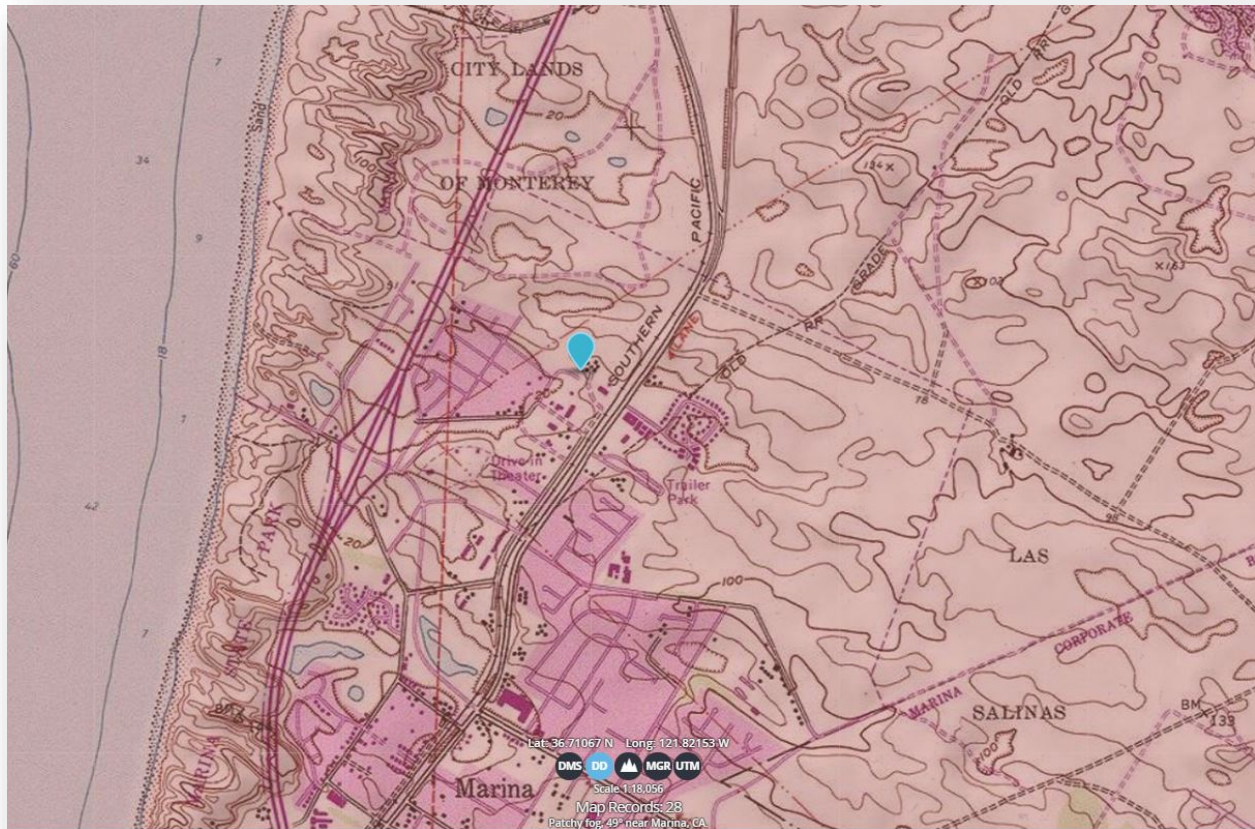


CURRENT PROJECT SITE – ADJACENT TO THE WAREHOUSE

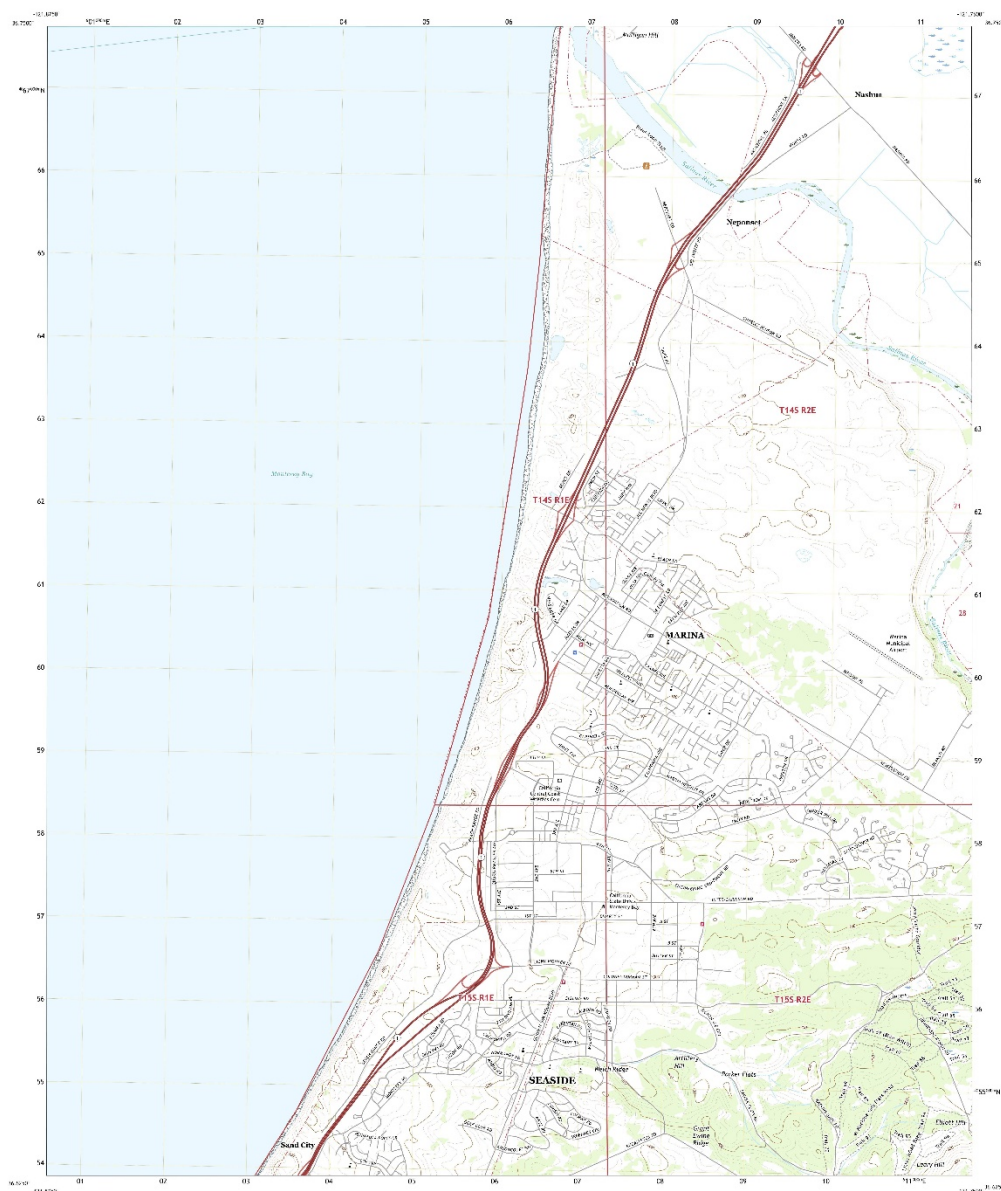
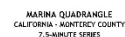
Directly in front of the warehouse are a row of trees, that separate the parcels (pictured below), which we have no intention of removing. As future owners of this property we understand that it falls within our duty to maintain the current landscape.

**TOPOGRAPHY**

The license type (Cultivation) we are proposing at 3343 Paul Davis Drive will not require us to make any substantial changes that could or would be detrimental to the existing topography of the building. We have included a topographic image of our location, detailing the current environmental layout (pictured below).



2018 TOPOGRAPHIC IMAGE OF 3343 PAUL DAVIS DRIVE, MARINA, CA



Significant amounts of solid waste or litter: () Yes (X) No

Substantial alteration to topography or ground contours: () Yes (X) No

Change in dust, ash, smoke, fumes, or odors in the vicinity of the project: () Yes (X) No

WE HAVE INCLUDED OUR ODOR CONTROL AND MANAGEMENT PLAN, ALONG WITH

OUR NOISE REDUCTION PLAN THAT ADDRESSES THESE ITEMS.

Substantial change in existing noise or vibration levels in the vicinity: () Yes (X) No

Building on filled land or on a slope of 10 percent or more: () Yes (X) No

Substantial change in demand for municipal services (police, fire, water, sewer, etc.): () Yes (X) No

GIVEN THE NATURE OF OUR LICENSE TYPE, WE WILL USE LARGE AMOUNTS OF WATER FOR

CULTIVATION. PLEASE REFER TO OUR WATER MANAGEMENT PLAN ATTACHMENT D.

Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc): () Yes (X) No

Relationship to a larger project or a series of projects: () Yes (X) No

Substantial change or increase of traffic on surrounding roads and highways: () Yes (X) No

**ATTACHMENT 'A' - ODOR MANAGEMENT AND
CONTROL PLAN**

15000 INC.

EXHIBIT A

2901 cleveland ave., suite 204

santa rosa, ca 95403

phone: 707.577.0363

fax: 707.577.0364

APRIL 16, 2019

To Whom It May Concern:

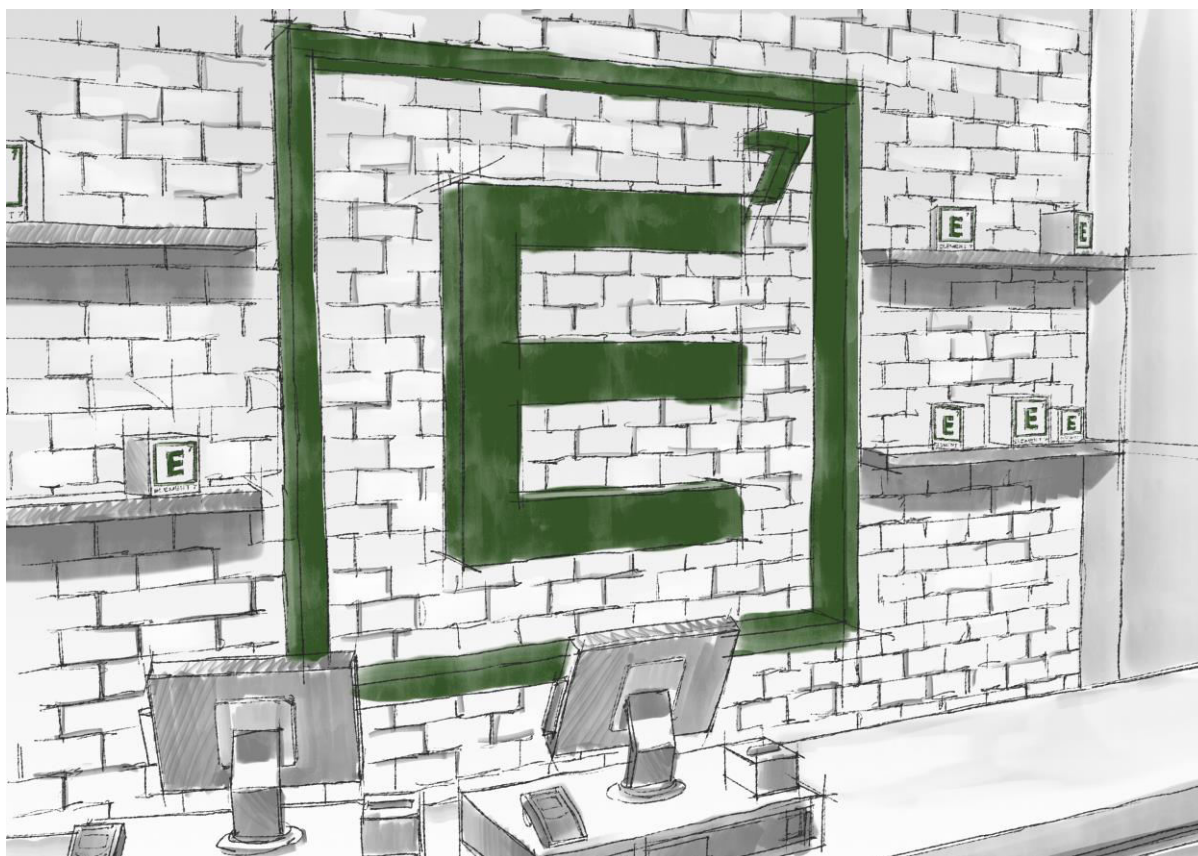
We have reviewed the attached odor mitigation plan, for Element 7 LLC.

It is our understanding that the attached plan meets, or exceeds, the requirements for the city of Marina for cannabis odor mitigation.



Sincerely,
Matthew Torre, Registered Professional Engineer
15000 Inc

ODOR MANAGEMENT AND CONTROL PLAN

**Introduction**

We will take active measures to eliminate any cannabis odor that may potentially emanate from the Facility to mitigate disturbances to local businesses and residents.

There are several industry best-practices that we will install into our Facility to ensure that the air poses zero health risks to any employee or the surrounding businesses.

POLICY NAME	AIR MITIGATION / ODOR CONTROL POLICY
APPLICABLE LAW	Element 7 officers, management, and staff will adhere to both local and state laws and regulations as it relates to running a compliant facility in the City of Marina.
POLICY OBJECTIVE	To ensure that the Element 7 facility remains in compliance with the City of Marina rules and regulations, as it relates to preventing odors generated from cannabis or cannabis products being detected from outside of the facility.
ELEMENT 7 CORE VALUE	<i>"Make Compliance an Advantage"</i>
SOP PROCEDURES	Air Mitigation / Odor Control Policy - Polarized Filters with Activated Carbon Inserts - Carbon Scrubbers - Ozone Generators - Electrostatic Air Cleaners - MERV-13 Filters



	- Air Curtains - Circulation Fans - Air Quality Enhancing Plants - Ecosorb CNB100 - Odor Management Services - Summary
--	---

Polarized Filters with Activated Carbon Inserts

We will be using polarized media filters with activated carbon insert pads to provide a medical-grade air quality to the Facility. Polarized media filters utilize electromagnetic polarization to maximize the collection of dust and pollutants in the air, which increases the effectiveness of air filtration and odor control. The carbon pads provide an additional layer of odor removal, providing maximum efficiency and benefit. Upgrading filters are relatively inexpensive, and the costs are heavily offset by the reduced labor and cost of replacing those filters less frequently. These technologies are utilized by hospitals, laboratories and other clean facilities around the world and are an excellent option for cannabis facilities.

Carbon Scrubbers

We will use activated carbon scrubbers in the storage rooms where the highest concentration of products is located. These types of filters use pelletized granule carbon to remove odor, dust, and pollutants from the air and can be used as a standing unit in a space or as an exhaust filter. Just like the carbon in the air filters mentioned previously, these pellets remove dust, odor, and other pollutants through the air as it passes through the filter.

Ozone Generators

Ozone generators use ultraviolet bulbs or corona discharge (an electrical discharge) to produce ozone gas that works on a molecular level to eliminate virtually all odor, molds, mildews and bacteria – we will use these in the waste area and storage room. Ozone can be used safely and efficiently by utilizing generators that fit directly into your exhaust lines. This is one of the most effective methods for removing odors in the exhaust system.

Any air that is emitted from the facility is dual-filtered through HEPA and charcoal filters to ensure clean, odor-free air.

Strict cleaning and sanitizing procedures are part of the standard operating procedures for all operations in the Cultivation Facility. Product-contact surfaces will be cleaned before and after operations and between shift changes. Additionally, surfaces are cleaned after contact with potentially hazardous items. Employees must wash their hands with warm water and antibacterial soap after eating or using the restroom before returning to operational areas.

Operational areas will be easy to clean and maintain by using appropriate, durable finishes for each functional space; careful detailing of finishes to avoid hard-to-clean crevices; adequate and appropriately located maintenance spaces; and incorporation of antimicrobial surfaces.

Electrostatic Air Cleaners

Electrostatic air cleaners (sometimes known as electrostatic precipitators) are highly efficient filtration devices that use electrostatic attraction to remove fine particulate matter such as dust and cigarette smoke from the air.

Electrostatic air cleaners ionize (or electrically charge) particles as incoming air is drawn over an electronic cell. The charged particles are then attracted to and trapped by a series of flat collector plates that are oppositely charged, with the particles literally 'sticking' to the collection plates until they are manually removed.

MERV-13 Filters

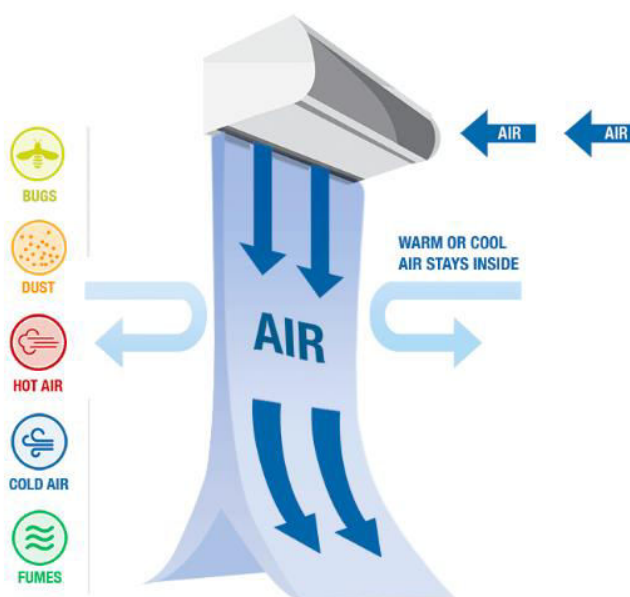
The true measure of any air purifier's efficiency is the MERV rating assigned to it. This is the Minimum Efficiency Reporting Value, and this value is indicative of the technology's ability to trap particles in a variety of sizes.

Element 7 will use MERV-13 Filters. Anything above a 13 MERV Rating is considered to be a High-Efficiency Particulate Arrestance (HEPA) Filter, often used for hospitals and scientific research lab applications.

A filter with a MERV rating of 13 captures particles greater than 0.3 micrometers. This includes bacteria, droplets from sneezing, smoke, and most other sources of pollution. This level of filtration is used in patient and surgery areas of hospitals.

Air Curtains

An air curtain, also known as an 'air door', employs a controlled stream of air aimed across an opening to create an air seal. This seal separates different environments while allowing a smooth, uninterrupted flow of traffic and unobstructed vision through the opening. Because air curtains help to contain heated or conditioned air, they provide sizable energy savings and increased personal comfort when applied in industrial or commercial settings. Air curtains also help to stop the infiltration of pollutants and flying insects.



Air Curtains are used for a number of functions by Element 7:



- Energy efficiencies through control of air transfer
- Energy efficiencies due to shorter run times of air handler or compressor
- Maintain employee comfort
- Reduce flying insect infiltration
- Unhindered traffic flow
- Unobstructed visibility across the threshold
- Increase productivity due to stable temperatures
- Maintain usable space around the door
- Elimination of ice and fog in cold storage areas

Circulation Fans

Air circulators and air cannons move air indoor and outdoors for a variety of tasks, such as cooling workers, animals, and equipment, drying surfaces, and exchanging stale air with fresh air. They have a motor-operated fan blade that turns to move air. Air circulator fans and air cannons can be wall mounted, ceiling mounted, or floor standing.

Air Quality Enhancing Plants

NASA has been studying the effects of plants on air quality for about twenty-years and their research confirms: common houseplants natural air purifiers.

While the original research was aimed at finding ways to purify the air for extended stays in orbiting space stations, the findings are important for us on Earth as well. The following plants are documented as being especially good at improving indoor air quality and will be used within the interior design of Element 7's facilities:

- Aloe Vera
- Bamboo Palm
- Peace Lily
- Spider Plant
- Parlor Palm
- Red Emerald Philodendron
- Gerbera Daisy



Ecosorb CNB100

Element 7 will use Ecosorb CNB100, a proprietary formulation of several essential oils and food grade surfactants used as an alternative in many applications to the traditional forms of odour control. It is most often applied via atomization where it attracts whatever is in the atmosphere, removing odors quickly. In the cannabis industry, Ecosorb CNB100 will remove all cannabinoids, terpenes and sesquiterpenes.

Ecosorb products do not contain harsh chemicals or synthetic fragrances. They are safe for use around people and animals. The distribution of Ecosorb requires no added water, thanks to advanced Vapor Phase technology.

Odor Management Services

Element 7 will retain the services of a 3rd party pest and odor management professional. This professional will perform inspections to identify sanitation, structural, and storage efficiency options and make recommendations to Element 7 for any adjustments or improvements.

Summary

Early planning is the key to effective odor control for cannabis operations. Element 7 will use a matrix approach to controlling odor - leveraging both mechanical means to control odors, as well as filters, scrubbers, plant-based solutions, air curtains, food grade surfactants and professional third-party consultants.



ATTACHMENT 'B' - NOISE REDUCTION PLAN

POLICY NAME	NOISE REDUCTION POLICY
APPLICABLE LAW	Pursuant to the Business and Professions Code §5808 (c)(2) and Element 7 Internal Policies.
POLICY OBJECTIVE	To create a peaceful and enjoyable environment around the Element 7 facility. Element 7 management and staff will be good stewards and neighbors in the Marina community.
ELEMENT 7 CORE VALUE	<i>'Make Compliance an Advantage'</i>
SOP PROCEDURES	Noise Reduction

Noise Reduction Policy

Element 7 has made plans to address concerns about noise emanating from its facility. Element 7 will favor equipment that makes minimal noise in its facility and will utilize other sound-dampening technologies.

Many of the security features Element 7 will use in the facility (such as reinforced doors, windows, and walls) have the added bonus of being sound-dampening as well.

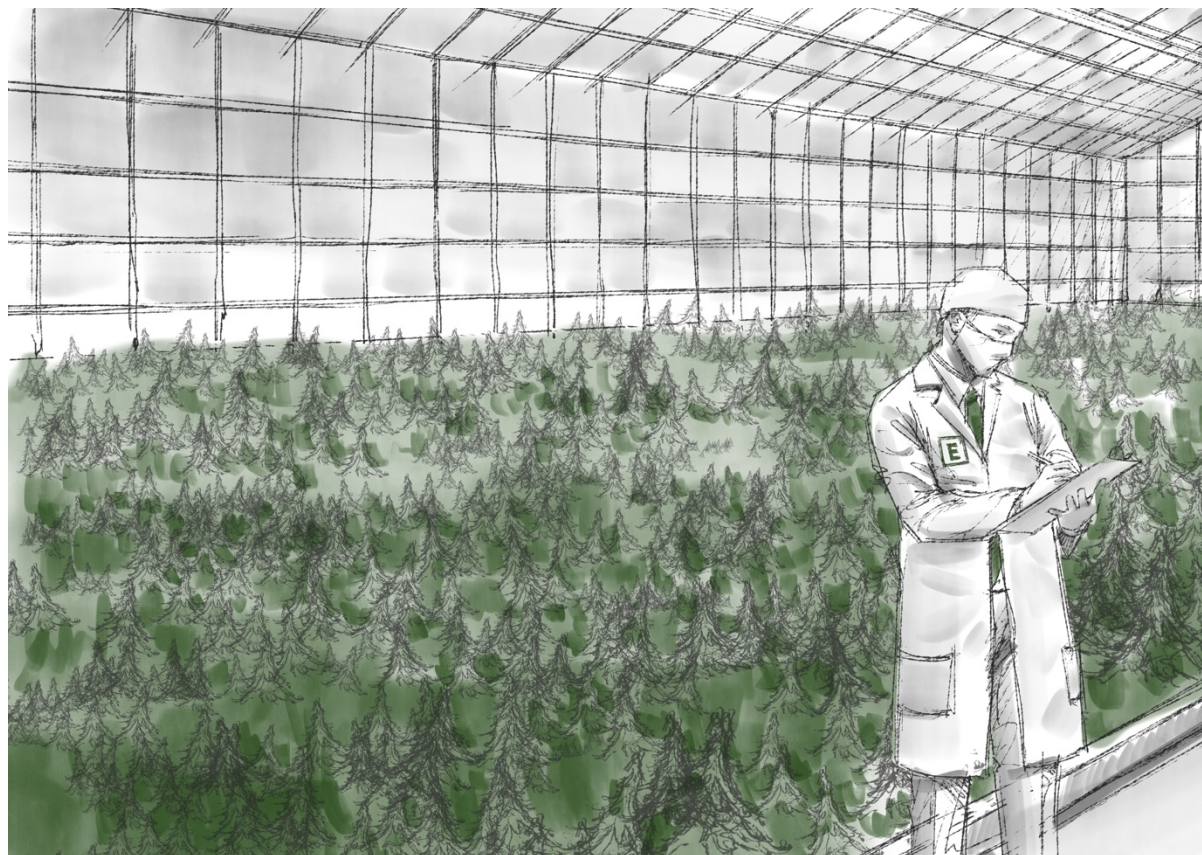
Element 7 will design the facility so that any loud equipment in continuous use (such as the air-filtration system) is located inside the building, on the roof, or properly sound-proofed in order to minimize any disturbance it may cause neighbors.

Element 7 will update all noise reduction practices to maintain compliance with the law and address any further concerns expressed by the public.



ATTACHMENT 'C' - CULTIVATION PLAN

CULTIVATION OPERATIONS PLAN



Introduction

Element 7 has significant experience cultivating cannabis in the State of California. Our founder, Robert DiVito, was the previous General Manager of one of the State's largest greenhouse operations - Riverview Farms (Monterey Cannabis Co) which has 720,000 sq.ft of zoned cannabis cultivation.

Our team has extensive experience cultivating cannabis and will implement all best-practices from years of trial and management in markets including California, Oregon and Colorado, into the Facility at Marina. All of our nutrients are mixed in-house using proprietary blends which saves considerable costs and delivers a healthier expression of the phenotypes of the plant.

We source grow mediums such as coco-coir direct from suppliers in South Asia and recycle over 80% of the water we use, after it has been treated.

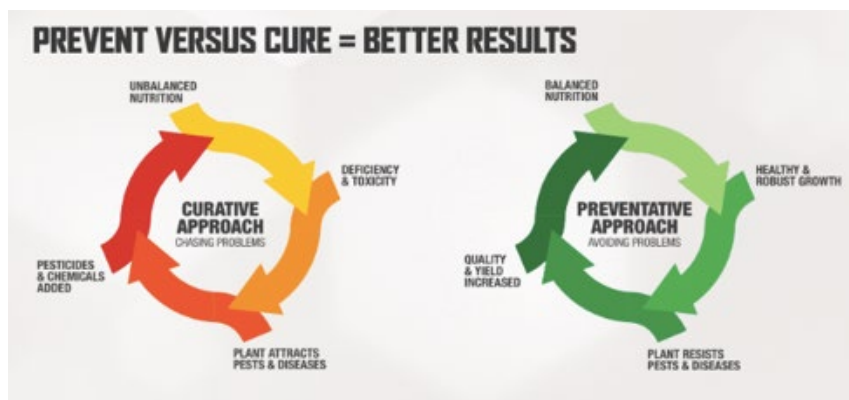
We use a combination of machine and hand-trimming in the cannabis processing phase and stagger rooms which provides a continuous crop harvest cycle. These measures, experience and cost-discipline will allow us to produce cannabis at some of the most efficient rates in Marina.

Knowledge of Botany, Horticulture and Phytochemistry

The Applicant will use a combination of tried and tested / proven cannabis horticulture methods, and a range of initiatives from other agricultural industries that are now being adopted into the cultivation of cannabis.

Our Head Plant Nutrient Specialist, Ryan Martinage from Pin High Farms and APTUS Plant Systems, has significant cannabis cultivation experience, and holds a Degree in Environmental Science from Florida State University.

APTUS focus on maximizing a plant's genetic potential through natural, science-based nutrition technologies, silicic acid with micro-elements, L-Amino Acids with nutrients and targeted nutrition with antagonism prevention. They focus on preventative techniques rather than curative ones, tackling problems before they become issues.



APTUS also focus on biochemical sequencing and bio-stimulation. APTUS is at the forefront of nutrient management in the cannabis industry which helps cultivators achieve healthier plants, higher yields, better phenotype expressions and a higher-quality cannabis product.

The day-to-day cultivation operations will be governed by a series of Standard Operating Procedures developed and implemented by Element 7, including:

- Cultivation Operations Policy
- Pest Management Policy
- Integrated Pest Management Policy
- Packaging and Labelling
- Cannabis Waste Management Policy
- Records and Reporting
- Sales Invoice or Receipt Requirements
- Track and Trace

Cultivation Operations Procedures

POLICY NAME	CULTIVATION OPERATIONS POLICY
APPLICABLE LAW	Pursuant to the California Code of Regulations Title 3, Division 8, Element 7 officers, management, and staff will adhere to both local and state laws and regulations as it relates to running a compliant cultivation facility in the City of Marina.
POLICY OBJECTIVE	To create a successful and fully compliant cultivation operation which focuses on producing high quality commercial cannabis in safe environment.
ELEMENT 7 CORE VALUE	<i>'Excellence in Everything We Do'</i>
SOP PROCEDURES	Cultivation Procedures - Crop Production - Propagation Practices - Vegetation Practices - Flowering Practices - Harvesting Practices - Drying/Curing Practices - Trimming Practices - Packaging Practices

CULTIVATION PRACTICES, POLICIES & PROCEDURES

Crop Production

Cannabis will be cultivated in 12-week cycles which will include 3 distinct phases of plant growth:

1. 0-3 Weeks: Propagation
2. 3-7 Weeks: Vegetation
3. 7-12 Weeks: Flowering

We estimate that the first crop will take 14 weeks to produce which includes a 12-week growth phase, 7-8 day drying and curing process and 1 week trimming process after the first crop is harvested.

We will be using proven techniques, grow mediums, plant nutrient and treatment systems, high-quality genetics and cultivation room setups that we have grown in for many years, so have minimal concerns that we can have the Facility built and operating as per our committed timeline and plan.

We will be cultivating in a hybrid high-tech indoor facility and expect a crop yield of 85 -100 grams per plant per harvest. A range of commercial strains will be cultivated based on anticipated medical and patient needs and requirements. We will use proprietary data from Brigade, who have a global exclusive data license from Weedmaps, to ensure that Element 7 truly understands the needs of its local patients in Marina.

Cultivation Method

The Facility will use hydroponic methods of cultivation to grow medical cannabis. Our primary medium is to cultivate plants in a patented technology created by Pin High Farms and APTUS Plant Systems – the Precision Cultivation System patented pot which has over 20 years of engineering, design and testing behind it.



- The pot allows plants to thrive, improves yields and demonstrate exceptional phenotype expression based on several core principles (pots can be used indoors):
 1. Uniform water and nutrient dosages through the design of the pot and its associated water management system (geometric spray);
 2. Root penetration systems that allow the deepest roots to thrive in an oxygen rich ecosystem;
 3. Medical grade plastics used in the construction;
 4. Design of the irrigation pipes which allow water to pass through the parts of the root system that need water most; and
 5. Reduction of excess soil moisture.

A 5-Part nutrient system is used to feed the plants. The nutrient system is comprised of a 5-part, proprietary blend of epsom salt, calcinate, mono-potassium phosphate, potassium nitrate and trace elements such as boron and iron.

Propagation Practices

- All mother plants will contain an identifying tag. A physical inventory of the mother plants will be done at the beginning of every week. Any discrepancy between the inventory known to be carried forward from week to week is to be immediately noted, reported to management who will in turn enter it into Flowhub.

- When cloning plants, only one mother plant at a time is to be used. The identifying information from the mother plant, the number of clones taken, the tray number, and an assigned batch number, are all to be recorded into Flowhub.
- After the clones are taken, and placed in trays, only one mother plant's clones are to be placed in each tray, and that tray and the number of clones is to be immediately labeled.
- During maturation, any clone that dies, is damaged, is adulterated, and/or is otherwise unsuitable for further production, will be noted, including the batch number, tray number, number of clones, and their weight. Such clones are to be collected in a collection bag, and transported to the disposal/destruction area.
- During the course of propagation, any and all plant inputs, nutrients used, pesticides used, or any other activities taken on the plant should be noted at the time of the activity. The nature of the activity and the person performing the activity will be entered into Flowhub.
- The propagation areas will be accessed only by employees that are authorized to be in the propagation areas, by way of swipe card. No other employees are allowed in the propagation areas.
- Any time the plants are moved out of the propagation areas, or added to the propagation areas, the number, tray number, batch number, and employee making the move will be noted in Flowhub.
- Any plants moved from the propagation to vegetation will be moved only upon the instruction of the Cultivation Manager. On the date that the plants are moved, the date, time, number of plants, any activities taken on the plants, and the party receiving the plants, will be entered into Flowhub.
- A daily inventory of all plants in the propagation areas will be performed and recorded in Flowhub. In addition, weekly inventories will be performed by the Cultivation Manager. The results of such inventories will be recorded in Flowhub. Random inventories may be taken at any time.
- Any difference between expected inventory levels and physical inventory levels will be immediately noted, and the source of the difference between the two values will be determined, documented in Flowhub, and reported to the General Manager.
- After plants have been moved to vegetation, the trays and locations where the plants were located will be cleaned and sanitized using approved agents, before stocking any additional clones.

- Only one (1) strain will be cultivated at a time in each section of the Facility to avoid cross-pollination and cross-contamination. Strain selection will be based on sales and consumer data.

Vegetation Practices

- All plants received into any vegetative areas will be immediately tagged with a specific bar code and that information will be immediately entered into Flowhub. Once tagged, the plants will be placed in clean trays, and the location of the plant in the tray, the tray number, batch number and strain will be noted and entered into Flowhub. The number of plants received as clones will be compared with the inventory entered as vegetative plants. Any difference between the two values will be immediately investigated, traced to its source and recorded. Further, any such difference will be reported to the General Manager.
- A physical inventory of the vegetative plants will be done at the beginning of every shift. Any discrepancy between the inventory known to be carried forward from shift to shift is to be immediately noted and reported to management who will in turn enter it into Flowhub and report the discrepancy to the General Manager.
- When placing plants in trays, only one strain and one batch at a time will be placed in a tray. Groups of batches will be kept together if the batch involves more than one tray. The identifying information from the clones, the tray number, and an assigned batch number, are all to be recorded into Flowhub.
- After the vegetative plants are placed in the trays, they may not be removed from a tray without noting the reason for the move, the plant number being moved, whether the plant is being moved to a different tray of the same batch and strain, or whether the plant is being taken for destruction.
- During maturation, any plant that dies, is damaged, is adulterated, and/or is otherwise unsuitable for further production, will be noted, including the batch number, tray number, number of plants affected of clones and their weight. Such plants and their rock wool cubes are to be collected in a collection bag, and transported to the disposal/destruction area.
- During the course of vegetation, any and all plant inputs, nutrients used, pesticides used, and any other activities taken on the plant should be noted at the time of the activity. The nature of the activity and the person performing the activity will be entered into Flowhub.
- The vegetative areas will be accessed only by employees that are authorized to be in that particular vegetative areas, by way of swipe card. No other employees are allowed in the vegetative areas. We anticipate a maximum of 2-3 employees having access to the Vegetation areas at the Facility.
- No employee will be allowed to move from room to room without first moving through the full cleaning procedures to avoid the cross-contamination of rooms.

- Any plants moved from the vegetative areas to flower areas will be moved only upon the instruction of the Cultivation Manager. On the date that the plants are moved, the date, time, number of plants, any activities taken on the plants, and the party receiving the plants, will be entered into Flowhub.
- A daily inventory of all plants in the vegetative areas will be performed and recorded in Flowhub. In addition, weekly inventories will be performed by the Cultivation Manager. The results of such inventories will be recorded in Flowhub. Random inventories may be taken at any time.
- Any difference between expected inventory levels and physical inventory levels will be immediately noted, and the source of the difference between the two values will be traced back to its source, documented in Flowhub, and reported to the General Manager.
- After plants have been moved to flower areas, the trays and locations where the plants were located will be cleaned, sanitized using approved agents, before stocking any additional vegetative plants.

Flowering Practices

- All plants received into any flower areas will be immediately inventoried using its specific bar code and that information will be immediately entered into Flowhub.
- Once inventoried, the plants will be placed in clean trays, and the location of the plant in the tray, the tray number, batch number and strain will be noted, and entered into Flowhub. The number of plants received as vegetative, will be compared with the inventory entered as flower plants. Any difference between the two values will be immediately investigated, traced to its source, and recorded. Further, any such difference will be reported to the General Manager.
- A physical inventory of the flower plants will be done at the beginning of every shift. Any discrepancy between the inventory known to be carried forward from shift to shift is to be immediately noted, reported to management who will in turn enter it into Flowhub and report the discrepancy to the General Manager.
- When placing plants in trays, only one strain and one batch at a time will be placed in a tray. Groups of batches will be kept together if the batch involves more than one tray. The identifying information from the flower plants, the tray number, and an assigned batch number, are all to be recorded into Flowhub.
- After the flower plants are placed in the trays, they may not be removed from a tray without noting the reason for the move, the plant number being moved, whether the plant is being moved to a different tray of the same batch and strain, or whether the plant is being taken for destruction.
- During maturation, any plant that dies, is damaged, is adulterated, and/or is otherwise unsuitable for further production, will be noted, including the batch number, tray number, number of flower plants affected, and their weight. Such plants and their rock wool cubes are to be collected in a collection bag, and

transported to the disposal/destruction area.

- During the course of flowering, any and all plant inputs, nutrients used, pesticides used, and any other activities taken on the plant should be noted at the time of the activity. The nature of the activity and the person performing the activity will be entered into Flowhub.
- The flower areas will be accessed only by employees that are authorized to be in that particular flower areas, by way of swipe card. No other employees are allowed in the flower areas.
- Any time the plants are moved out of the flower areas and/or harvested, the number, tray number, batch number, and employee making the move will be noted in Flowhub.
- Any plants moved from the flower areas will be moved only upon the instruction of the Cultivation Manager. On the date that the plants are moved, the date, time, number of plants, any activities taken on the plants, and the party receiving the plants, will be entered into Flowhub.
- A daily inventory of all plants in the flower areas will be performed and recorded in Flowhub. In addition, weekly inventories will be performed by the Cultivation Manager. The results of such inventories will be recorded in the inventory tracking software. Random inventories may be taken at any time.
- Any difference between expected inventory levels and physical inventory levels will be immediately noted, and the source of the difference between the two values will be traced back to its source, documented in Flowhub, and reported to the General Manager.
- After plants have been moved or harvested, the trays and locations where the plants were located will be cleaned, sanitized using approved agents, before stocking any additional vegetative plants.

Harvesting Practices

- At harvest, data values are collected (wet weights, plant numbers, batch numbers, strains, samples taken for testing, by whom and when, etc). All data collected is date and time stamped by the software and tracked by the employee that is providing the information. All harvesting will be under the direct supervision of the Harvesting Manager, who will visually observe the harvesting and weighing processes.
- All containers that will receive the flowers and useable by-product will be numbered and identified with the plant number, batch number, tray number and flower areas number. Only one plant at a time will be harvested.
- Each plant will be cut off at the stalk, the wet weight of the entire plant will be noted, as will the weight of flowers, useable by-product and waste.

- Extreme care must be taken to assure that only like strains and batch numbers, together with the plant numbers be added to any tray.
- During the process of harvesting the plants, a physical inventory is taken by the Harvesting Manager as the plants are harvested. Any difference in physical plant inventory is identified, immediately reconciled, documented and reported to the General Manager. Any remedial protocols or activities are approved by the Cultivation Manager and General Manager, documented and then appropriate reports of the actions taken are reported to the General Manager and the Department. Each plant harvested will be identified, its plant number and batch number will be recorded and reconciled by the software with existing inventory numbers. Batching of strains and plants will be maintained. The wet weight of each plant will be recorded and verified by the department manager.
- All plant numbers, batch numbers and weights will be observed by and immediately recorded by the Cultivation Manager. Any differences in plant number, weight and/or batch number will be immediately investigated, corrected and reported to the General Manager. Any necessary remedial actions will be instituted with the approval of the General Manager.
- Plants stems and branches will be cut and placed on drying racks for drying and curing in the Drying Rooms.
- Weights for waste and useable by-product (trim) will be noted and recorded. The waste will be transported to the waste disposal area for processing in accordance with the procedures outlined below. The trim will be moved to the extraction areas for secondary processing into oil. All movements are recorded by date, time, batch number and weight and only performed by the department supervisor.
- Once harvested, the medical cannabis inventory will include the date of harvest, amount harvested (usable and unusable), and the name of the Cultivation Manager.

Drying / Curing Practices

- The drying areas is a locked, biometrically controlled areas, accessible only by authorized personnel.
- Upon delivery to the drying areas, all weights, strains and batch numbers will be verified by the employee(s) that receive it and placed in drying trays that are marked with the date, time, strain and batch number contained in the strain.
- Any difference in the weights, strains and/or batch numbers will be identified, immediately reconciled, documented and reported to the General Manager. Any remedial protocols or activities are approved by the Cultivation Manager and General Manager, documented and then appropriate reports of the actions taken.

- During the drying process, the Drying Manager will, on a daily basis, visually inspect the flowers in the drying areas, verify the physical contents of the drying areas and check on the progress of the flowers through the drying cycle. The drying areas are secured at all times and are only accessible to the Drying Manager.
- Any additions or removals of medical cannabis from the drying areas can only be performed by the Drying Manager. Any additions and/or removals are weighed and recorded.
- The Applicant recognizes that a significant amount of weight is lost during the drying process. The Applicant will track "weights in", versus "weights out", to determine if the amount of weight loss corresponds with established known parameters. Any variations from these norms will be automatically and manually noted, immediately reconciled, documented and reported to the General Manager and as the Rules require, reported to the Department.
- Once the medical cannabis has dried and is ready for packaging, it will be moved from the drying areas to trimming rooms for either hand or machine trimming.

Trimming Practices

- Once the harvested material is dried and cured, weights of the harvested materials will be entered into Flowhub. Drying racks will then be moved to the Trim Areas at the Facility for hand-trimming and machine-trimming. The Trimming Manager will be the primary decision-maker for which parts of the plant are assigned to each method of trimming.
- Upon entering the areas, the weight of the product will be verified and recorded. The employee in the trim areas will then process the product either by hand or by machine, depending on the grade of the product. The trimmed product will then be weighed, the weights recorded by date, time, strain and batch number. Any useable by-product will be captured, weighed and recorded. This additional by-product will then be packaged for further processing at a State-Licensed Manufacturing Facility.
- Any waste generated will be weighed and recorded and transported to the waste disposal area, re-weighed and added to the medical cannabis waste to be disposed of in accordance with the Applicant's disposal protocols.
- The Trimming Manager will be present and observe the trimming process at all times. The physical layout of the trimming facility provides a clear view for the Trimming Manager to visually observe each employee on the trim crew. The trim crew members separate the flowers, usable by-product and waste. Only one container and one batch number is trimmed at a time.

Packaging Processes

- When the medical cannabis have dried, it will be weighed, identified by strain

and batch number and moved to the packaging area. Once in the packaging area, it will be re-weighed, weights strains and batch numbers verified.

- The Packaging Manager will then take custody of the product. He/she will maintain visual contact with all packaging employees and the areas in which packaging will take place is under 24/7 video surveillance 24 hours a day, 7 days a week. The areas are locked, biometrically controlled, and only authorized personnel are allowed in the packaging areas.
- The packages will each receive labels in accordance with the labeling procedures, and the packages will be counted and moved to the secured area / vault for storage until order fulfilment with the General Manager. Inventories of package numbers, weights, strains and batches for all products entering the secured area / vault and exiting the secured area / vault will be maintained and reconciled.
- Daily visual audits and weekly inventories of the products in the secured area / vault will be performed and recorded. Any variations from expected package counts and weights will be noted, immediately reconciled, documented and reported to the General Manager.

PLANT TREATMENT

POLICY NAME	ELEMENT 7 PLANT TREATMENT POLICY
APPLICABLE LAW	Pursuant to California Code of Regulations Title 3, Division 8 Section 8307 and California Code of Regulations Title 3, Division 6.
POLICY OBJECTIVE	To ensure cultivation techniques and plant treatments comply with both local and state requirements, therefore producing safe and compliant cannabis and cannabis goods to the end user in Marina.
ELEMENT 7 CORE VALUE	<i>'Business with Conscious'</i>
SOP PROCEDURES	Plant Treatment Practices - Plant Management: Pruning - Plant Management: Trellising - Maintenance of Lighting Fixtures - Plant Disease Management - Plant Treatment Logs - Data Collection Pest Management - Biological Control Processes - Cultural Control Processes - Chemical Pest Management - Mechanical Pest Management Integrated Pest Management - Pest Treatment Process - Pest Identification Process - Active Pest Management Ingredients - Employee Training & Safety - Pest Treatment Storage - Pest Management Best Practices

Plant Treatment Practices

All plant treatment products stored at the Facility will be stored in locked metal cabinets in an isolated storage area accessible only to key permitted staff (electronic swipe card keys) at the Facility – only the Cultivation Manager & General Manager will have access to the products.

All Employee Training will be managed and directed by the General Manager. Our Employee Training Program will be formalized by individual for the upcoming 12-months and include standardized annual training programs (pesticide management, materials handling, emergency procedures, waste disposal, containment procedures and protective measures) and individual-specific training programs that are tailored to each individual employed at the Facility. The Facility will abide by all City of Marina laws and regulations to ensure worker protection standards are met or exceeded and each employee will be score-carded annually to ensure minimum codes are being adhered to.

All pesticide labelling will be read before any application and all application guidelines will be followed strictly in accordance with the Department of Pesticide Regulations requirements.

The Shift Managers will be required to maintain both manual and electronic log records. All records will show date, strain, batch, pesticide used, applicator, applicator training and method of application. All records are then double-checked by the General Manager of the Facility.

Any disposal at the Facility will be in strict conformance with manufacturer instructions and will not result in the release of any pesticides into the sanitary sewer, storm sewer and/or onto the ground. The time, date, amount and disposal method will be recorded by the Shift Manager and checked by the General Manager.

Plant Management: Pruning

Pruning is important to maximize production and Element 7 will prune plants twice throughout the cultivation stage at weeks 6 and 10. Lights can only achieve approximately 24 inches of penetration on a dense canopy; taller plants take more time to grow and ultimately produce less per kWh. For this reason, Element 7 will prune plants at least two (2) times throughout the growth cycle.

Typical pruning activities will consist of pruning off all branches on the bottom third of the plant. Lower branches can occasionally be left on the plant if they reach the top half of the canopy. Interior branches in the plant canopy can also be removed if they are smaller than 1/8th inch. This heavy pruning will create larger top colas with enhanced terpene profile and higher potency.

Plant Management: Trellising

Trellis nets will be used to help maximize plant density. Trellis netting will be installed in the first week of the flower stage before plants stretch. Installing low trellising early will help keep the plants stable and encourage heavier bud set.

Maintenance of Lighting Fixtures

Lighting fixtures will be maintained regularly to ensure optimal performance – dirty optic lenses can reduce performance by up to 10%. Reflectors will be washed twice annually and bulbs will be cleaned at the end of every harvest. Bulbs will be replaced annually.

The following types of supplemental lighting would be used – which have been selected for the application in the Facility, efficiency and rated life:

Light Technology	General Use	Spectrum	Rated Life (Hours)	Intensity – PPFD (umole/s*m2)	Efficiency (umoles/J)
Light Emitting Diode (LED)	All Stages of Growth	Full spectrum with ability to fine tune colors, UV	50,000	800 – 1,200	1.70
Light Emitting Plasms	Vegetative Growth or both stages	Full spectrum, UV	30,000	700 - 900	1.00

Plant Disease Management

Element 7 will employ a range of plant disease management practices and treatments based on either the disease or pests identified or discovered at the Facility.

PEST	DAMAGE	INTEGRATED PEST MANAGEMENT PRACTICE	PEST TREATMENT
DISEASES			
Powdery Mildew (<i>Sphaerotheca macularis</i>)	Grow on leaves as white and gray powdery patches	Use fans to improve air circulation	horticultural oil; neem oil; sodium bicarbonate, potassium bicarbonate; <i>Bacillus subtilis</i>
Pythium Root Rots (<i>Pythium</i> spp.)	Attack root tips and worsens when plants grow in wet soil	Avoid hydroponic production or wet soil conditions	Incorporate biocontrol agents into root-growing media (e.g., <i>Gliocladium virens</i> , <i>Trichoderma harzianum</i> , <i>Bacillus subtilis</i>)
MITES & INSECTS			
Two-Spotted spider Mite (<i>Tetranychus urticae</i> and other <i>Tetranychidae</i>)	Suck plant sap; stipple leaves	- Disinfest cuttings before introducing to growing area - Release predatory mites	neem oil, horticultural oil, sulfur
Leafhoppers	Suck plant sap; weaken plants	Encourage natural enemies by planting nectar sources	horticultural oil or insecticidal soaps for nymphs
Whiteflies (<i>Trialeurodes vaporariorum</i> , <i>Bemisia tabaci</i> , <i>B. argentifolii</i>)	Suck plant sap; weaken plants	- Hang up yellow sticky cards - Use biocontrol: <i>Encarsia formosa</i>	azadirachtin, <i>Beauveria bassiana</i> , cinnamon oil, horticultural oil
Thrips (<i>Heliothrips haemorrhoidalis</i> , <i>Frankliniella occidentalis</i> , <i>Thrips tabaci</i>)	Stipple leaves and vector viruses	Hang up yellow or blue sticky cards	azadirachtin, <i>Beauveria bassiana</i> , cinnamon oil, horticultural oil
Dark-Winged Fungus Gnats (Diptera: <i>Sciaridae</i> ; <i>Bradysia</i> spp.)	Damage roots and stunt plant growth	- Avoid overwatering - Use growing media that deters gnat development - Hang up yellow sticky cards - Use biocontrol: soil-dwelling predatory mites	<i>Bacillus thuringiensis israelensis</i> (BTI); predatory nematodes; azadirachtin soil drenches

Plant Treatment Logs

Authorized personnel at the Facility will maintain a pesticide application log to denote where the pesticide is applied, the active ingredients in the product, its EPA registration number, and dates of application and safe reentry. The log also notes the types of Personal Protection Equipment required.

A sample log is included below.

PROCEDURE	APPLICATION #1	APPLICATION #2
Area Treated: Location & Description		
Product Name		
EPA Registration Number		
Active Ingredient: Common or Chemical Name		
Date of Application: Month/Day/Time		
Entry Restricted Until: Month/Day/time		
Requirement to Post When Area Is Treated? Yes/No		
Requirement to Give Oral Notification? Yes/No		
PPE Requirements for Handlers		
Early Entry PPE Required for Worker		
Other Label Requirements to Protect Workers and Others		

Data Collection

Element 7 will measure its performance through an automated and digital Building Management System (BMS) to make more strategic equipment and process decisions. Metrics that we will track daily and monthly will include:

- Grams/watt (lights only) - dry weight of flower and trim production measured against lighting power;
- Grams/kwh (total energy usage) - overall production-to-energy efficiency ratio, dry weight of flower and trim production measured against total building energy use;
- Grams/SF of cultivation space (efficiency) - measures space utilization efficiency per cycle and/or per strain;
- Micromole/SF - lighting intensity measurement to identify when bulbs or fixtures must be replaced;
- Return on investment (ROI) of each technology (based on replacement timing, maintenance/labor, yield under each technology) over a 3-year period; and
- Energy consumption (units and costs), energy consumed per unit of product produced and energy costs as a percent of total operating costs.

Pest Management

Element 7 will comply with all pesticide laws and regulations enforced by the Department of Pesticide Regulation. The very features that nourish indoor crops - warmth, moisture, humidity, and controlled lighting - also encourage destructive

pests and support diseases. Marijuana pests vary according to cultivar, whether the plants are grown indoors or outdoors, and where the plants are grown geographically. Element 7 has a range of practices in place to both prevent and then eradicate any disease or pests at the Facility.

The purposes of a pest management program are to prevent the pests inside the facility, reduce or eliminate pest populations, protect plants from pests already present, and increase plants' resistance to pests. The basic methods that Element 7 will implement for the application process include a range of biological, cultural, chemical and mechanical control processes.

Application Processes: Element 7 will adhere to the following requirements during the application process:

- (i) Apply the minimum amount of product necessary to control the target pest;
- (ii) Prevent offsite drift;
- (iii) Staff will not apply pesticides when pollinators are present;
- (iv) Staff will not allow drift to flowering plants attractive to pollinators;
- (v) Staff will not spray directly to surface water or allow pesticide products to drift to surface water. Staff will only spray when wind is blowing away from surface water bodies; (vi) Staff will not apply pesticides when they may reach surface water or groundwater; and
- (vii) Staff will only use properly labeled pesticides. If no label is available staff will consult the Department of Pesticide Regulation.

Biological Control Processes: From time to time, Element 7 will consider using biological pest management that are natural predators of pests – eg., ladybugs prey on aphids. The bacterium *bacillus thuringiensis* kills harmful worms, and trap plants lure pests away from cultivated crops.

Cultural Control Processes: The cultural management approach applies techniques used in the cultivation area to ensure a high-quality growing environment. This involves mulching and pruning plants, pasteurizing growing media, and purchasing quality seeds. Selecting pathogen-resistant plant varieties also help control pest attacks. Cultural practices that affect plant growth and potential exposure to pests include fertilization, irrigation, and aeration.

Chemical Pest Management: Element 7 will only use active ingredients at its Facility that are exempt from residue tolerance requirements (as set by the US EPA) and either exempt from registration requirements or registered for a use that's broad enough to include use on cannabis. Element 7 prefers to use natural oils and soaps rather than traditional agricultural chemicals that are both harmful to the plant and the patient.

Mechanical Pest Management: Pests can be prevented, removed, and destroyed by mechanical (physical) management. Helpful activities include weeding and mulching, handpicking large bugs from plants and screening out insects. Maintaining sanitation throughout the facility deters pests. Propagation benches, tools, and the floor will be cleaned frequently. Processes and policies will be implemented to ensure employees do not contaminate the cultivation environment.

Integrated Pest Management

Element 7 will implement an integrated pest management (IPM) strategy that combines features of biological, chemical, cultural, and mechanical pest management programs mentioned above. The goals of IPM focus on reducing the following: the number and impact of pests; economic loss due to pests; reliance on pesticides; and safety hazards to humans, animals, plants, and the environment. Operating from an ecological perspective, IPM seeks natural solutions to pest management. IPM strategies develop from careful decision-making and planning. Fundamental to IPM is a thorough understanding of pertinent biological information about pests in the facility. This includes knowing the pests' life cycle, behavior, mouth types, and other characteristics.

Element 7 will operate a state-of-the-art cannabis cultivation system that should not allow a number of these pests to enter the facility, however, if they do a full pest management and remediation plan has been developed which will be implemented by the Head of Cultivation working with expert 3rd party entomologist and remediation experts.

A proprietary 'Oxy-ion' system will also be used at the Facility which has no harm to humans – the 'oxy-ion' system emits a low frequency noise which prevents a range of common cultivation and agricultural pests from reproducing.

Pest Treatment Process

Element 7 response to an unacceptable level of Pest Damage will include the following steps – all of which would be implemented by the Head of Cultivation and the Plant Health Specialist at the Facility. Pest control is achieved through early detection and application of safe eradication measures:

- Start preventative strategies.
- Scout plants for symptoms or presence of pests.
- Determine if pests are present.
- Identify pests and the scope of damage.
- Treat plants.
- Evaluate effectiveness of treatment.
- Evaluate management strategies.

Pest Identification Process

As stated, Element 7 will retain the services of a specialist 3rd party entomologist to assist with pest management and remediation. Protocols will be implemented at the Facility whereby the Head of Cultivation will be informed at any time a new species of pest is identified at the Facility. We will then place soft-bodied specimens (e.g., mites, leafhoppers, aphids, caterpillars) in a jar filled with rubbing alcohol and include written information such as where on the plant the specimen was found, the general location of the plant, and date captured. The original color and texture will be photographed, since these will change once the specimen is immersed in alcohol. Photographs of the specimen in its original habitat will also be captured so that the 3rd party specialist entomologist can then make an appropriate plan of action for treatment.

Active Pest Management Ingredients

The active ingredients that Element 7 will use at its Facility are exempt from residue tolerance requirements (as set by the US EPA) and either exempt from registration requirements or registered for a use that's broad enough to include use on cannabis, and include the following:

ACTIVE INGREDIENT	PEST OR DISEASE
Azadirachtin	aphids, whiteflies, fungus gnats, leafminers, cutworms
Bacillus Subtilis QST	root diseases, powdery mildew
Bacillus Thuringiensis (subsp. aizawai or kurstaki)	moth larvae (e.g., cutworms, budworms, borer)
Bacillus Thuringiensis (subsp. Israelensis)	fly larvae (e.g., fungus gnats)
Beauveria Bassiana	whiteflies, aphids, thrips
Cinnamon Oil	whiteflies
Gliocladium Virens	root diseases
Horticultural Oils (petroleum oil)	mites, aphids, whiteflies, thrips; powdery mildew
Insecticidal Soaps (potassium salts of fatty acids)	aphids, whiteflies, cutworms, budworms
Iron Phosphate (sodium ferric EDTA)	slugs and snails
Neem Oil	mites; powdery mildew
Potassium Bicarbonate or Sodium Bicarbonate	powdery mildew
Predatory Nematodes	fungus gnats
Rosemary and Peppermint essential oils	whiteflies
Sulfur	mites, flea beetles
Trichoderma Harzianum	root diseases

Employee Safety & Training

Any pest management materials must be handled with extreme caution. Element 7 will adhere to all federal, state, and local laws and guidelines and ensure personal safety and protection of others.

Element 7 will adhere to the EPA's Worker Protection Standard (WPS) and will provide safety training, safety posters, and access to specific information on pesticides used on-site. This regulation also keeps the pesticide handler and other employees from inadvertent exposure.

According to EPA guidelines, all staff using must be trained in pesticide safety. This training must be completed before any employees handling such materials start work at the Facility.

Pest Management Treatment Storage

Adhering to correct pesticide storage procedures is an important aspect of pesticide safety. Element 7 will adhere to pesticide labels for storage instructions and be aware of general pesticide storage safety guidelines. All products will be stored in the original containers, making sure labels are visible and marked with the date of purchase. Pesticides will be kept away from flammable materials and routinely check containers for leaks or damage. Element 7 will ensure that clean-up materials are close by.

To dispose of pesticides and pesticide containers, Element 7 will follow the label for instructions and precautions. General pesticide disposal guidelines stipulate that pesticides should not be flushed down drains, into sewers, or in waterways. Element 7 will observe mandates from the U.S. Department of Agriculture and the EPA.

Pest Management Best Practices

Element 7 will implement these following best practices from the commercial cannabis and agricultural industries to achieve the optimal pest-free growth environment:

- **Closed System:** Most pests enter cultivation areas through open doors, unsealed areas and through ventilation. Element 7 will operate full negative and positive pressure rooms that are 100% sealed. Ventilation has multiple filtration systems and there are no open doors. Air knives are extensively used throughout the Facility and the building will constantly be monitored electronically for any weak spots or broken seals.
- **Staff Training:** Staff will be trained twice annually on pest and waste management practices and protocols, with all training focused on prevention first. Staff will be trained and facilitated to notify management of any site issues so that they can be immediately dealt with.
- **Staff Clothing & Cleaning:** All staff working at the Facility will have their own uniforms and rubber shoes. As staff enter the Facility each day, they will be checked in centrally and then directed to a Staff Changing Room. They will then change into their uniform and go through a series of Air-Knives, Air-Showers and Shoe Disinfectant Procedures before entering their work-space. No staff will be allowed to enter multiple cultivation rooms and any staff working in the pruning or processing rooms will be required to pass through a series of Air-Knives before conducting any work on a secondary batch of cannabis. These procedures are essential to ensure zero cross-contamination or cross-pollination of cannabis strains / batches. Staff will be required to wear hair nets and ensure that they wash their hands regularly.
- **Restricted Entry:** All staff will be issued with Swipe ID Cards that must be used in conjunction with a biometric scan to enter any part of the Facility. Staff will only be permitted areas necessary to their job function. The Mother, Nursery, Vegetation and Flowering Rooms are all highly restricted.
- **Constant Testing:** Element 7 will constantly test air, water, soil and plant health quality.
- **Air and Water Filtration:** Any air or water coming into the Facility will be heavily treated with filtration to ensure that pathogens and other contaminants do not enter the Facility.
- **Raw Materials Treatment:** All materials (soil, pots etc) coming into the Facility will first enter a storage area where it will be steam-treated for 3rd party contaminants.

PACKAGING AND LABELLING

POLICY NAME	ELEMENT 7 PACKAGING AND LABELLING POLICY
APPLICABLE LAW	Pursuant to California Code of Regulations Title 3, Division 8 Section 8212; Business and Professions Code Section(s) 12602; 26120 and 26121.
POLICY OBJECTIVE	To ensure packaging compliance is met prior to cannabis or cannabis products leaving the facility are both tamper-proof and child-resistant.
ELEMENT 7 CORE VALUE	'Safety'
SOP POLICY	Packaging and Labelling for Cultivation Operations

Packaging and Labelling

Element 7 will adhere to the California Department of Food and Agriculture's packaging and labelling requirements by implementing the following measures:

- Packages and labels will not be made to be attractive to children.
- All cannabis and cannabis product labels and inserts will include the following information prominently displayed in a clear and legible fashion in accordance with the requirements, including font size, prescribed by the bureau or the State Department of Public Health:
 - (i) The following statements, in bold print:
For cannabis: "GOVERNMENT WARNING: THIS PACKAGE CONTAINS CANNABIS, A SCHEDULE I CONTROLLED SUBSTANCE. KEEP OUT OF REACH OF CHILDREN AND ANIMALS. CANNABIS MAY ONLY BE POSSESSED OR CONSUMED BY PERSONS 21 YEARS OF AGE OR OLDER UNLESS THE PERSON IS A QUALIFIED PATIENT. CANNABIS USE WHILE PREGNANT OR BREASTFEEDING MAY BE HARMFUL. CONSUMPTION OF CANNABIS IMPAIRS YOUR ABILITY TO DRIVE AND OPERATE MACHINERY. PLEASE USE EXTREME CAUTION."
 - (ii) For cannabis products: "GOVERNMENT WARNING: THIS PRODUCT CONTAINS CANNABIS, A SCHEDULE I CONTROLLED SUBSTANCE. KEEP OUT OF REACH OF CHILDREN AND ANIMALS. CANNABIS PRODUCTS MAY ONLY BE POSSESSED OR CONSUMED BY PERSONS 21 YEARS OF AGE OR OLDER UNLESS THE PERSON IS A QUALIFIED PATIENT. THE INTOXICATING EFFECTS OF CANNABIS PRODUCTS MAY BE DELAYED UP TO TWO HOURS. CANNABIS USE WHILE PREGNANT OR BREASTFEEDING MAY BE HARMFUL. CONSUMPTION OF CANNABIS PRODUCTS IMPAIRS YOUR ABILITY TO DRIVE AND OPERATE MACHINERY. PLEASE USE EXTREME CAUTION."
- Packages containing only dried flower, the net weight of cannabis in the package.

- Identification of the source and date of cultivation, the type of cannabis or cannabis product and the date of manufacturing and packaging.
- The appellation of origin, if any.
- List of pharmacologically active ingredients, including, but not limited to, tetrahydrocannabinol (THC), cannabidiol (CBD), and other cannabinoid content, the THC and other cannabinoid amount in milligrams per serving, servings per package, and the THC and other cannabinoid amount in milligrams for the package total.
- A warning if nuts or other known allergens are used.
- Information associated with the unique identifier issued by the Department of Food and Agriculture.
- For a medicinal cannabis product sold, the statement "FOR MEDICAL USE ONLY."
- Any other requirement set by the bureau or the State Department of Public Health.

CANNABIS WASTE MANAGEMENT POLICY

POLICY NAME	ELEMENT 7 CANNABIS AND WASTE MANAGEMENT POLICY
APPLICABLE LAW	Pursuant to California Code of Regulations Title 3, Division 8 Section 8308.
POLICY OBJECTIVE	To ensure proper disposal practices and management of cannabis waste at the facility are compliant with local and state requirements.
ELEMENT 7 CORE VALUE	<i>'Discretion'</i>
SOP POLICY	Cannabis Waste Management for Cultivation Operations

Cultivation Waste Management Practices

The Facility will have a secured waste receptacle that will be housed in an secure, isolated, fully contained and separated area of the facility to eradicate the risks of cross-contamination. The secured waste area will only be accessible to Element 7 employees, the city of Marina, our waste contracted waste hauler as public access to the receptacle area is strictly prohibited.

Element 7 will use a contracted waste hauler to collect and process its cannabis waste, and will obtain and retain the following information regarding the contracted waste hauler:

- Name of local waste hauling services
- Company name of the waste hauler contracted by Element 7
- Company business address;
- Name and phone number of the primary contact person at the company
- Obtain and retain a copy of the receipt from the waste hauler evidencing subscription to a waste collection service;
- Element 7 will use the track-and-trace system (Metrc) and documentation required to ensure that the cannabis waste is identified, weighed, and tracked while on the premises and when the waste is disposed of. In addition, comprehensive records detailing when the cannabis waste was reconciled will be documented.

RECORDS AND REPORTING

POLICY NAME	ELEMENT 7 RECORDS POLICY
APPLICABLE LAW	Pursuant to California Code of Regulations Title 3, Division 8 Section 8400.
POLICY OBJECTIVE	To ensure the accuracy of records retention and reporting.
ELEMENT 7 CORE VALUE	'Dependability'
SOP PROCEDURES	Records and Reporting of Cultivation Operations

Records Management

Element 7 will maintain its records for at least seven (7) years from the date the document was created, and will either keep records electronically or hard-copy. All required records will be kept in a manner that allows the records to be examined at the Element 7' premises or delivered to the department, upon request.

The Director of Compliance will maintain all the following records on the premises, including but not limited to:

- Department issued cultivation license (s);
- Cultivation plan;
- All records evidencing compliance with the environmental protection measures;
- All supporting documentation for data or information entered into the track-and-trace system;
- All UIDs assigned to product in inventory and all unassigned UIDs. UIDs associated with product that has been retired from the track-and-trace system must be retained for six (6) months after the date the tags were retired;
- Financial records: related to the licensed commercial cannabis activity, including but not limited to, bank statements, tax records, contracts, purchase orders, sales invoices, and sales receipts;
- Personnel records: including each employee's full name, social security number or individual tax payer identification number, date of beginning employment, and, if applicable, date of termination of employment;
- Records related to employee training for the track-and-trace system or other requirements of this chapter. Records will include, but are not limited to, the date(s) training occurred, description of the training provided, and the names of the employees that received the training;

- Contracts with other state licensed cannabis businesses;
- All permits, licenses, and other authorizations to conduct Element 7' commercial cannabis activity;
- Records associated with composting or disposal of cannabis waste;
- Documentation associated with loss of access to the track-and-trace system.

All records will be legible and will be stored in a secured area where the records are protected from debris, moisture, contamination, hazardous waste, fire, and theft.

SALES INVOICE OR RECEIPT REQUIREMENTS

POLICY NAME	ELEMENT 7 SALES INVOICE OR RECEIPT POLICY
APPLICABLE LAW	Pursuant to California Code of Regulations Title 3, Division 8 Section 8401.
POLICY OBJECTIVE	To give regulators, City of Marina authority figures and Element 7 directors, officers and managers reasonable assurance that financial documents (i.e. sales) are accurate and complete.
ELEMENT 7 CORE VALUE	<i>'Transparency'</i>
SOP PROCEDURES	Sales Invoice and Receipts for Cultivation Operations

Sales and Invoicing Management and Procedures

The Head of Cultivation and assigned staff will prepare sales invoices or receipts for every sale or transfer of cannabis or nonmanufactured cannabis product to another licensee. Each sales invoices or receipts will include all of the following:

- Name, business address, and department or other licensing authority issued license number of the seller and purchaser;
- Date of sale or transfer (month, day, and year);
- Invoice or receipt number;
- Weight or quantity of cannabis and nonmanufactured cannabis products sold or transferred;
- Cost to the purchaser, including any discount applied to the total price;
- Description for each item, including strain or cultivar, and all the applicable information below:
 - (i) Plant;
 - (ii) Flower;
 - (iii) Leaf;
 - (iv) Shake;
 - (v) Kief; and
 - (vi) Pre-rolls.
- Signature from Element 7 Head of Cultivation, or designated representative acknowledging accuracy of the cannabis and nonmanufactured cannabis products being shipped;
- Signature of the purchaser, or designated representative of the purchaser, acknowledge receipt or rejection of the cannabis or nonmanufactured cannabis products.

TRACK AND TRACE POLICY

POLICY NAME	ELEMENT 7 TRACK AND TRACE POLICY
APPLICABLE LAW	Pursuant to California Code of Regulations Title 3, Division 8 Section 8402-8406.
POLICY OBJECTIVE	To ensure accuracy of records for inventory and movement of cannabis and cannabis products through the commercial supply chain.
ELEMENT 7 CORE VALUE	<i>'Discretion'</i>
SOP PROCEDURES	Track and Trace Policy - Track and Trace System - Track and Trace System Unique Identifiers - Track and Trace System User Requirements - Track and Trace System Reporting Requirements - Track and Trace System Inventory Requirements

Track and Trace System

- The Head of Cultivation will maintain accurate reports regarding the disposition of immature and mature plants, nonmanufactured cannabis products on the licensed premises, any transfers associated with commercial cannabis activity between licensees in Metrc.
- Element 7 will designate a track and trace manager who will be responsible for designated track and trace users, revoking access to the track and trace system users and correcting data errors in the system within the three (3) day period of notice.
- If access to the track and trace system is lost, the track and trace manager will prepare and maintain comprehensive records detailing all required inventory tracking activities conducted during the loss of access. Once the system is restored, the track and trace manager will input all inventory tracking activities that occurred during the loss of access, document the time access was lost and when it was restored, and confirm that no cannabis or nonmanufactured cannabis products were transferred to a distributor.

Track and Trace System Unique Identifiers

- Within five (5) days of an Element 7 designated track and trace manager receives his/her track and trace credentials the designated account manager will request UIDs using the track-and trace system.
- The designated account manager will use the track and trace system to document receipt of provisioned and distributed UIDs within three (3) calendar days of physical receipt of the UIDs by Element 7. All cannabis will be entered into the track-and-trace system by the account manager starting with seed, cannabis which has been propagated onsite or purchased from a licensed nursery, or seedling purchased from a licensed nursery.

- The UID will accompany the cannabis products through all phases of the growing cycle. Immature plants transferred from a licensed nursery, via a distributor will have a UID affixed, or be labeled with the corresponding UID number of the lot, and be recorded in the track-and-trace system prior to transfer from the licensed nursery. The designated account manager will apply a UID to all individual plants at the time any plant is moved to the designated canopy area .
- UIDs will be attached to the main stem, at the base of each mature plant. The UID will be attached to the plant using a tamper evident strap or zip tie and placed in a position so it is visible and within clear view of an individual standing next to the mature plant to which the UID was assigned and UIDs will be kept free from dirt and debris.
- Each harvest batch will be assigned a unique harvest batch name which will be associated with all UIDs for each individual plant, or portion thereof, contained in the harvest batch.
- Upon destruction or disposal of any cannabis or nonmanufactured cannabis products, the applicable UIDs will be retired in the track-and-trace system by the designated account manager within three (3) calendar days of the destruction or disposal.

Track and Trace System User Requirements

- Each track-and-trace account manager and user will have a unique log-on, consisting of a username and password, which will not be used by or shared with any other person.
- No track-and-trace account manager, user, or other licensee, employee, or agent will intentionally misrepresent or falsify information entered into the track-and-trace system.
- The account manager will monitor all notifications from the track-and-trace system and resolve all issues included in the notification in the timeframe specified in the notification. An account manager will not dismiss a notification from the track-and-trace system until the issue (s) included in the notification has been resolved.

Track and Trace System Reporting Requirements

- The track-and-trace account manager or users will report in the track-and-trace system any and all transfers of cannabis or nonmanufactured cannabis products to another licensee prior to the movement of the cannabis or nonmanufactured cannabis products off the licensed premises.
- The track-and-trace account manager or users will report in the track-and-trace system any and all cannabis or nonmanufactured cannabis products physically received or rejected from another licensee within twenty-four (24) hours of receipt or rejection of the products.
- The track-and-trace account manager or users will report in the track-and-trace system information related to the disposition of cannabis and

nonmanufactured cannabis products, as applicable, on the licensed premises. All applicable information for each event listed below will be reported in the track-and-trace system within three (3) calendar days of the applicable event.

- (i) Creating a planting of an immature plant lot;
- (ii) Moving immature plants to a designated canopy area, or when an individual plant begins flowering, or when applying a UID to an immature plant;
- (iii) Destruction or disposal of an immature or mature plant;
- (iv) Harvest of a mature plant, or portion thereof. The following information must be reported into the track-and-trace system for each harvested plant, or portion thereof, or harvest batch:
 - a. The wet weight of each harvested plant, or portion thereof, which must be obtained by Element 7 immediately after harvest of the plant, or portion thereof;
 - b. The net weight of each harvest batch;
 - c. The weight of cannabis waste associated with each harvest batch;
 - d. The unique name of the harvest batch and the initiating date of the harvest. For the purposes of this section, the initiating date of the harvest is the month, day, and year the first mature cannabis plant (s) in the harvest batch were cut, picked, or removed from the soil or other growing media. The initiating date of the harvest will be recorded using the MM/DD/YYYY format

(v) Packaging

- The account manager or user will report information in the track-and-trace system for each transfer of cannabis or nonmanufactured cannabis products to, or cannabis or nonmanufactured cannabis products received from, another licensee. Required information to be entered includes, but is not limited to:
 - (i) Name, business address, and department or other licensing authority issued license number of the seller;
 - (ii) Name, business address, and department or other licensing authority issued license number of the purchaser;
 - (iii) Name and department issued license number of the distributor;
 - (iv) Date of sale, transfer, or receipt (month, day, and year) of cannabis or nonmanufactured cannabis products;
 - (v) Weight or count of individual units of cannabis or nonmanufactured cannabis products sold, transferred, or received:
 - a. Weight.
 - b. Count.
- Estimated departure and arrival time;

- Actual departure time;
- Description for each item, including strain or cultivar, and all of the applicable information below:
 - (i) Plant;
 - (ii) Flower;
 - (iii) Leaf;
 - (iv) Shake;
 - (v) Kief; and
 - (vi) Pre-rolls.
- UID(s).

Track and Trace System Inventory Requirements

- The designated account manager will use the track-and-trace system for all inventory tracking activities at a licensed premise, including, but not limited to, all of the following:
 - (i) Reconciling all on-premises and in-transit cannabis or nonmanufactured cannabis products inventories at least once every thirty (30) calendar days;
 - (ii) Recording the net weight of all harvested cannabis once the majority of drying, trimming, and curing activities have been completed, or within sixty (60) calendar days from the initial harvest date, whichever is sooner; and
 - (iii) Licensees will close out their physical inventory of all cannabis and nonmanufactured cannabis product and UIDs, if applicable, prior to the effective date of any of the following changes to their license:
 - a. Voluntary surrender of a temporary license or annual license;
 - b. Expiration of an annual license;
 - c. Revocation of a license.
 - d. Close-out of physical inventory includes, but is not limited to, all of the following items:
 - 1. Immature plants and their corresponding lot UID(s);
 - 2. Mature plants and their corresponding plant UID(s);
 - 3. Harvest batches and their corresponding UID(s);
 - 4. Nonmanufactured cannabis products and their corresponding UID(s); and
 - 5. UIDs in Element 7' possession which have not been assigned in the track-and-trace system.

Other Cannabis Cultivation Management Policies and Procedures

Element 7 has created additional Standard Operating Procedures and Policy Documents for all critical aspects of the day-to-day operations, including:

- Hand-washing
- Cuts and abrasions
- Handling waste
- Handling contaminated product
- Toilet sanitation
- Spills and leaks
- Glass breakage
- Smoking, eating and drinking at designated break periods
- Reporting for illness or injury
- Disposal of bio-solids
- Track and Trace System Management
- Cleaning Equipment, Work Spaces and Rooms
- Employee Work Clothing and Uniform Management
- Daily Facility Maintenance and Cleaning
- Pre-Transport Inspections of Finished Products
- Pest Management Identification and Notification
- Protocols for Collecting Samples
- Mock Recalls
- Storage Procedures

Weekly Compliance Checks

Element 7 will implement a program to conduct weekly compliance checks which will be initiated by the Head of Compliance.

Summary

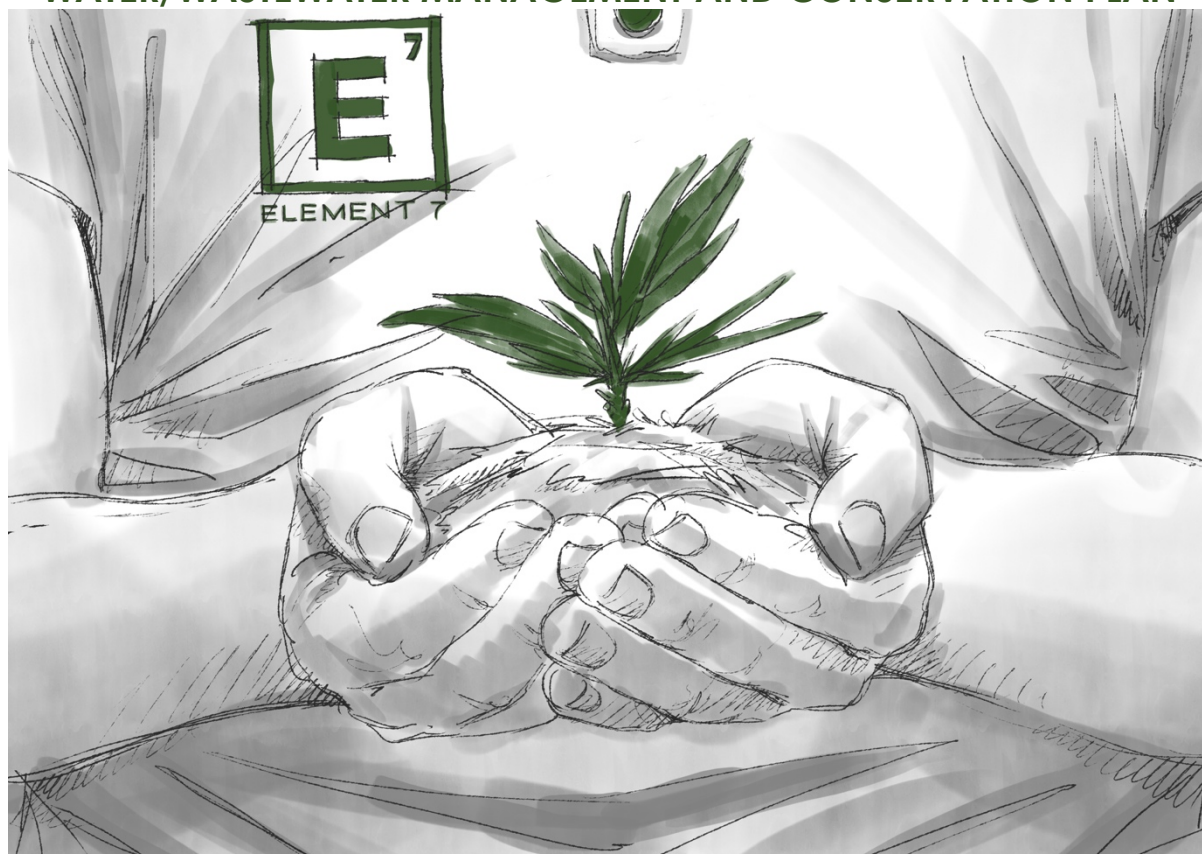
Producing clean cannabis at scale is incredibly challenging given the cultivation conditions needed at every stage of production to ensure the cannabis is grown under the right conditions to avoid mold, mildew, pest and cross contamination. The policies and procedures that Element 7 has created, and the team members driving the implementation of these, will be a critical element of our overall business and retail cannabis strategy.

With over 80% of cannabis in 2018 testing as non-compliant (numbers reported by Cannalysis and Ceres Labs), clean cannabis will be a huge point of differentiation in our overall business model and management strategy.

We will only be able to produce consistent clean cannabis if the policies and procedures created by Element 7 are effectively implemented, consistently adhered to, with zero deviations in the field. We are confident we have the team and experience to achieve and deliver this.

**ATTACHMENT 'D' - WATER AND WASTEWATER
MANAGEMENT PLAN**

WATER/WASTEWATER MANAGEMENT AND CONSERVATION PLAN



Introduction

Element 7 considers itself to be an environmentally conscious business and we are committed to considering and identifying all avenues and initiatives in order to be as 'Green' as possible.

Our focus is on sustainability which is why we have brought Dr. YuFu Cheng, China Country Director for R20: Regions of Climate Action, onto our team. Dr. Cheng is one of the world's leading experts on Climate Change and works closely with former Governor Arnold Schwarzenegger who founded the initiative with the support of the United Nations. Dr. Cheng has a PhD in Ecology (Climate Change) from UC Davis. Dr. Cheng oversees Element 7's Advisory Board Sub-Committee for Environmental Management.

At the direction of the City, we will make any applications required to the Marina Coast Water District and the Monterey Regional Waste Management District regarding adequate water supply and waste treatment for the proposed use.

We will also do periodic environmental audits of our ongoing activities in order to assess resource consumption and reduction opportunities. This will be done using our EnergyStar online profile and will be in conjunction with any and all business partners with our brand.

Water Management

Element 7 have an internal goal of exceeding industry standards when it comes to waste management and water reduction, recycling and recirculation. Element 7's mission is to be at the forefront of water use and treatment processes and procedures for the industry, reducing, minimising and ideally eliminating any and all negative impacts on the communities in which it conducts business.

While consumptive water use and water quality have been preliminarily identified as significant aspects for indoor cannabis cultivation, it is important to note that these concerns are not unique to the cannabis sector. The implementation of proactive operational efficiency and monitoring practices can readily address the potential water use and quality environmental impacts, while setting the stage for leadership in process integration of progressive technologies for use and cost optimization.

The sustainability impacts of water use and quality include:

1. **Economic Competitiveness** – The introduction of water use efficiency measures can lower operational costs by reducing direct resource purchase (i.e., lower volume = lower cost). In addition, water use efficiency may also result in lower levels of consumables use due to a reduction in influent treatment volume and less wear and tear on process equipment.
2. **Environmental Impact** – Water and energy are inextricably linked, as there is a significant amount of energy embedded in the water supply due to factors intrinsic to the water and energy infrastructure. Water and wastewater utilities account for approximately 5 percent of overall U.S. electricity use, resulting in significant Greenhouse Gas Emissions. In addition, regional water resource concerns — such as the loss of agriculture in rural areas and the biodiversity and watershed impacts of piping water outside of its native watershed — are of increasing concern. As such, Element 7 will introduce all possible efficiencies in water use and quality to result in quantifiable reductions in GHG emissions and watershed impacts.

Water Filtration and Purification

When it comes to a facility's incoming water supply, salinity and sodium hazards are of particular concern as they affect plant health and yield. Generally, incoming water will not meet the strict specifications for optimal plant growth, therefore, some level of purification is needed.

Water used at the Facility is first treated with a Carbon Filter to remove chlorine, chloramines and toxins such as coliform, herbicides, bacteria, pesticides, phosphates and nitrates; a Water Softener; UV Sterilization; and a

Closed Circuit Desalination (CCD) commercial grade Reverse Osmosis (RO) System to ensure water consistency. This system has successfully been implemented in Colorado since 2014 and is producing water recovery rates up to 93%.

In conjunction with the CCD-RO System, Element 7 will employ a Wastewater Recirculating System. Excess water left over after an irrigation cycle will be collected in a wastewater tank, sterilized, filtered, re-balanced with nutrients, topped off, and then sent back out to irrigate the same room on a subsequent irrigation round (recirculated water will take use-priority over new water used at the Facility). At Element 7, we employ a combination of tactics to combat the potential spread of disease from recirculating water. Water will be run through tubes with high-intensity UV lamps – as the water flows through the tubes, the UV light kills the microbes present. Ozone (O₃) is also used to oxidize the water which is also effective at killing microbes.

Constant chemical analysis at the Facility will guide treatment protocol for any liquid waste which will be treated on-site. Any liquid waste will be held in an industrial wastewater holding tank before being disposed of in compliance with requirements for discharge into the municipal sewerage system.

Element 7 anticipates that each plant will use between 1/3rd and 2/3rd's of one Gallon of water per day for each plant in its Facility. On some days, the plants will not be watered at all to enable them to develop deeper root growth.

Irrigation Methods

Accurate irrigation is essential to the growth of healthy plants and the overall performance of a cultivation facility. Inefficient water use not only wastes this precious resource, but can cause facility damage by encouraging fungal growth, create worker safety hazards and add extra load to the HVAC system, wasting energy. A variety of irrigation methods are used in today's cannabis industry; selecting both the right method for a given facility and following good operational practices for that method are equally important for achieving optimal efficiency and plant growth.

Element 7 will use a number of these measures automating functions where possible to minimise human error and maximise control and consistency.

Automated Watering Systems

Automated watering systems are highly recommended to help control accuracy and efficiency and to increase data collection as well as the ease of mining that data and Element 7 will use automated systems extensively. Automated data collection insures real-time data is collected daily. Production is all about repeatability, and data collection helps insure repeatability. Data collection also helps improve procedures by targeting issues and concerns.

Water Management Targets

The water applied to plants will be measured and analysed during each phase of growth. This is most easily achieved when using an automated watering system as described above. Element 7 will also measure runoff to ensure that water is not being wasted. Element 7 will set a low runoff target; of 15 percent runoff per watering event which is an efficient and achievable target. Ongoing measurement against this target will help maintain overall water efficiency and identify factors that affect water use, such as employee turnover, schedule changes and equipment changes.

Waste Reduction Initiatives

Waste Product	Water and Nutrients
KPI & Secondary Uses	We aim to recycle and recirculate 85% - 90% of the daily water used at the Facility. Recirculated water will be prioritised for use over new clean water introduced into the water system at the Facility.
Waste Management Plan	Water used at the Facility is first treated with a Carbon Filter to remove chlorine, chloramines and toxins such as coliform, herbicides, bacteria, pesticides, phosphates and nitrates; a Water Softener; UV Sterilization; and a Closed-Circuit Desalination (CCD) commercial grade Reverse Osmosis (RO) System to ensure water consistency. This system has successfully been implemented in Colorado since 2014 and is producing water recovery rates up to 93%. In conjunction with the CCD-RO System, Element 7 will employ a Wastewater Recirculating System. Excess water left over after an irrigation cycle will be collected in a wastewater tank, sterilized, filtered, re-balanced with nutrients, topped off, and then sent back out to irrigate the same room on a subsequent irrigation round (recirculated water will take use-priority over new water used at the Facility). At Element 7, we employ a combination of tactics to combat the potential spread of disease from recirculating water. Water will be run through tubes with high-intensity UV lamps – as the water flows through the tubes, the UV light kills the microbes present. Ozone (O₃) is also used to oxidize the water which is also effective at killing microbes. Element 7 will ensure that all cleaning products are used as directed (concentrated products will be diluted according to manufacturer instructions), and, where possible, we will use products that are eco-friendly. Hoses with water-nozzles will be used for cleaning to reduce waste. Constant chemical analysis at the Facilities will guide treatment protocol for any liquid waste which will be treated on-site. Any

	liquid waste will be held in an industrial wastewater holding tank before being disposed of in compliance with requirements for discharge into the municipal sewerage system.
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Waste Product	Air
KPI & Secondary Uses	
Waste Management Plan	Air Purification Systems are required for both odor management and mitigating any concerns with mold or mildew from uncirculated air and will be used extensively by Element 7 to treat air before it is discharged from the Facility. Element 7 will utilize a state of the art, odor absorbing ionic oxidation and HEPA filtration and exhaust system so that odors generated inside the facility are not detectable outside of the premises. The exhaust filtration system will prevent all internal odors from being emitted externally and will create negative pressure between the cannabis facilities' interior and exterior so that odors generated cannot be detected outside. Element 7 proposes a flow of productivity which is facilitated in a series of sealed rooms where cultivation shall occur on a rotation system to promote a steady supply of flower. Each cultivation room shall have exhaust fans installed to circulate air. The exhaustion, sans intake, will cause a slight negative pressure to prevent the leakage of odor from any other source than the ceiling fan. All air exhausted through the fan will be scrubbed by carbon filters prior to being released to the environment. Element 7 will use active carbon filter which are one of the most widely used odor control systems in the industry. Active carbon filters are ideal at removing unwanted smells from closed spaces like grow rooms and when drying herbs. The carbon filters have a layer of activated carbon pellets which retains any compound releasing smell. The HEPA Filtration System is an effective method for removing mold, spores, pathogens and pollen from the air and preventing cross-pollination or contamination of plants.

Waste Product	Plant Leaves
KPI & Secondary Uses	Element 7 is looking to use the majority of these healthy plant leaves to produce the base material for 'Cannabis Salad'. The leaves would be sold through the Alternative Treatment Centre.

Waste Management Plan	Plants at the Facility will be pruned on two occasions during their 12-week growth cycle – at week 6 and week 10 of the growth cycle. Pruned cannabis plant leaves are full of nutrients and two of the primary cannabinoid acids – THCA and CBDA – can be consumed and metabolized in their acidic raw 'unheated' form which supports the bodies endocannabinoid system. Raw cannabis leaves are high in fiber which is vital to our everyday health. Raw cannabis leaves are also full of antioxidants and other nutrients including Iron, Vitamin C, Calcium, Vitamin K and Omega 3 and Omega 6 fatty acids.
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Waste Product	Plant Stems, Stalks and Roots
KPI & Secondary Uses	Full reuse of all plant stems, stalks and roots into a pulverized milled powder product.
Waste Management Plan	Element 7 wants to be at the forefront of the cannabis industry globally and has developed a 5-process system to reduce green waste from its Facility with regards to cannabis plant stems, stalks and roots. The 1st part of the process is to feed all stem, stalk and root waste into a self-feeding, professional-grade wood chipper machine. The specs of the machine significantly exceed the requirements and needs of cannabis plants and Element 7. The 2nd part of the process is to use a commercial grade dryer to reduce the moisture level of the product for further processing. Chips will be batched dried to remove 95%+ of the moisture content before they will be further processed. The 3rd part of the process is to feed the chipped product into a secondary pulverizer which will reduce the chips to a powder product (200 mesh fine even powder product). The 4th part of the process is to feed the powder product into a micro-pulverizer to create a GMP-Standard milled powder product. The 5th part of the process is to fill the milled powder product into a 2KG box which is managed through an automated powder filler which will consistently fill each box. The finished product can be processed by a State-Licensed Manufacturer for a range of cannabis-derived products including soaps, creams, lotions and edible food products.

Waste Product	Packaging Materials
KPI & Secondary Uses	Full recycling of all plastics, paper and cardboard products.
Waste Management Plan	Plastics, paper and cardboard will be separated on-site and then collected weekly by a State-Licensed Waste Management Recycling Company.

Waste Product	Dried Cannabis Waste Materials
KPI & Secondary Uses	Full Recycling of Dried Cannabis Waste Materials for secondary processing to oils and tinctures by a State-Licensed Manufacturer.
Waste Management Plan	As part of the processing of cultivated cannabis, a range of waste materials will be produced after the drying, curing and trimming are completed. Flower will be trimmed and packed with 'trim' then packed into 1 pound bags for further processing for cannabis oils and manufactured products. Dried leaves and stems will be separated from the flower and stems and sent to a separate manufacturing facility for processing for distillate, tinctures and other oil products.

Waste Product	Non-Compliant Cannabis
KPI & Secondary Uses	Full Destruction of any Non-Compliant Cannabis
Waste Management Plan	A rigorous chain of custody, including tracking and tracing through a state-licensed platform such as Trellis that will be maintained to ensure that non-compliant medical cannabis products that have failed internal quality assurance are not released for distribution in alignment with all company policies and procedures. All products waiting for quality assurance, internal testing and/or laboratory analysis are held in quarantine. Upon notice of a failed batch, a Quality Assurance Manager or equivalent will oversee the disposal of the batch. Quarantined batches will be held in storage with full camera coverage until the Quality Assurance Manager or equivalent removes the batch for disposal. All batches will be properly labelled for disposal and entered into the inventory management system with a disposed status. The Cultivation Manager must ensure the entire batch is properly recorded in the system as disposed and the entire batch is removed from quarantine and disposed of in accordance with county and state regulations.

	All batches that require disposal will be treated in a manner which renders the medical cannabis product unrecoverable. Any packaging that can be salvaged without any risk of contamination or recycled will be noted in the disposal record of the inventory management system.
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Waste Reduction Initiatives

Waste Product	Water
KPI & Secondary Uses	We aim to recycle and recirculate water used at the Facility, where possible.
Waste Management Plan	Element 7 will ensure that all cleaning products are used as directed (concentrated products will be diluted according to manufacturer instructions), and, where possible, we will use products that are eco-friendly. Hoses with water-nozzles will be used for cleaning to reduce waste. Constant chemical analysis at the Facilities will guide treatment protocol for any liquid waste which will be treated on-site. Any liquid waste will be held in an industrial wastewater holding tank before being disposed of in compliance with requirements for discharge into the municipal sewerage system.

Water Efficiency Measures

Element 7 will take the measures below to ensure that its facility is actively participating in water efficiency methods as follows:

- System leak detection and main replacement
- Universal metering
- Low-flush toilets
- Low-flow faucets, fixtures, devices and appliances
- Indoor water uses and leak detection campaigns
- System and process audits

Summary

Waste management is a crucial step in the cannabis production process, but a step that has rarely received the attention it deserves in past years. Element 7 is determined to be the most compliant, controlled, trusted, and tested operator in the market, and our waste management processes play an important role in this.

Conservation and the reduction of our carbon footprint within the communities we operate in is a primary objective of Element 7. This will be implemented throughout the entire organization and at every facility we operate.

Element 7 will continuously look for new and innovative ways to reduce our carbon footprint within all of our operations and 'Reduce, Reuse, and Recycle' will be implemented on an organization-wide scale. Environmental sustainability is of the highest priority in order to promote a sustainable community and ensure the impact of our business is positive and influential in achieving future environmental goals.

ATTACHMENT 'E' - LABOR PEACE AGREEMENT

ELEMENT 7: LABOR PEACE AGREEMENT

This Labor Peace Agreement is created between **Element 7 Marina LLC** ("**Element 7**" or the "**Employer**") and any **Union or Cooperative that Workers from Element 7 Marina LLC want to form in the future**.

The following key terms will form the Labor Peace Agreements:

1. The Employer will remain neutral with respect to the Union and its representation of employees covered by this agreement. The Employer will not take any action, nor make any statements that will directly or indirectly state or imply opposition by the Employer to the selection by such Employees of a collective bargaining agent, or reference for or opposition to any particular union as a bargaining agent. This provision will not prohibit the Employer from presenting its own package to the Employees.
2. The Union may engage in organizing efforts in non-work areas during Employees' non-working times (before work, after work, or on meal or rest breaks) and/or during such other periods as the parties may mutually agree upon, subject to Employer's safety and security plan.
3. Union and Employer understand and appreciate the unique work site requirements for security and safety for the cannabis industry that Employer is required by law to comply. Employer and Union agree that Union organizing efforts must comply with all security and safety plans of Employer, local regulations and/or requirements, County regulations and/or requirements, and state regulations and/or requirements, and as otherwise required by law. Union understands and agrees union representatives engaging in organizing efforts and/or otherwise entering the premise of Employer must comply with Employer safety and security protocols and policies. Employer will not obstruct the efforts of Union to comply with Employer security and safety plan protocols. The Union will not disrupt the Employer's business and/or violate any security or safety regulations.
4. The Union agrees to communicate with employees in a positive manner and will not denigrate the Company, its managers, supervisors, agents or representatives. The Union will not present or portray the Employer in a bad light to employees or to the public.
5. The Employer will not present or portray the Union in a bad light to employees or to the public.
6. The Employer may not engage in a lockout.
7. The union and any employees it represents, will not engage in, or encourage any strikes, slowdowns, picketing, boycotts, work stoppages, any other economic interference with the Employer's business or other concerted activity. The union will not engage in any hand-billing directed at the public except insofar as the

parties agree in advance that such hand-billing is appropriate and not a breach of this agreement.

Within ten (10) days following receipt of written notice of intent to organize Employees, the Employer will furnish the Union with a list of non-supervisory and non-management employees engaged in commercial cannabis activities, the Employer will provide to the Union the names, addresses, telephone numbers and work email addresses of non-supervisory and non-management employees, together with a designation of the work location and department/function of each listed employee.

Signed and approved this 7th day of November 2019.

A handwritten signature in dark ink, appearing to read 'Robert DiVito', with a horizontal line underneath.

Robert DiVito
Founder and CEO
Element 7 LLC

ATTACHMENT 'F' - SITE AND FLOOR PLANS

ELEMENT 7 MARINA

PROPOSED PROPERTY DEVELOPMENT

3343 Paul Davis Drive, Marina, CA 93933

APPLICANT:
Robert DiVito
8033 Sunset Blvd., Unit 987
Los Angeles, CA 90046
Phone: (312) 823 7638
Email:
norwoodlawpro@gmail.com

DESIGN:
RAMON BAGUIO
4273 Canoga Ave
Woodland Hills, CA
310-562-5382
rbplandesign@gmail.com
www.calplandesign.com

PROJECT TITLE

ELEMENT 7 MARINA
PROPOSED PROPERTY DEVELOPMENT
3343 PAUL DAVIS DR, MARINA CA 93933

REVISION HISTORY

COVER SHEET

A00

PROPERTY INFORMATION		VICINITY MAP	SATELLITE VIEW
PARCEL ID: 033-281-025 PROPERTY TYPE: Business Park CONSTRUCTION TYPE: Class B ZONE: Commercial/Public Service #STORIES: 2 Property Boundary Description(s): Building Description(s): 3343 PAUL DAVIS DRIVE, MARINA, CA 93933 TOTAL SQ. FOOTAGE 8,500 SQ. FT.			
GOVERNING CODE		PARCEL MAP	SCOPE OF WORK
This project shall comply with the: 2016 California Building Code (CBC) 2016 California Residential Code (CRC) 2016 California Mechanical Code (CMC) 2016 California Plumbing Code (CPC) 2016 California Electrical Code (CEC) 2016 California Green Building Standards Code (CGBS) 2016 California Energy Code			CULTIVATION
BUILDING SUMMARY			SHEET INDEX
			ARCHITECTURAL
			*A00 COVER SHEET
			*A01 SITE PLAN
			*A02 PROPOSED FLOOR PLAN
			*A03 PROPOSED SECURITY PLAN
*A04 PROPOSED FLOOR AND SITE PLAN			
*A05 PROPOSED SAFETY PLAN			
*A06 RESTRICTED ACCESS PLAN			
*A07 LIGHTING PLAN			
*A08 WATER DISTRIBUTION PLAN			

APPLICANT:
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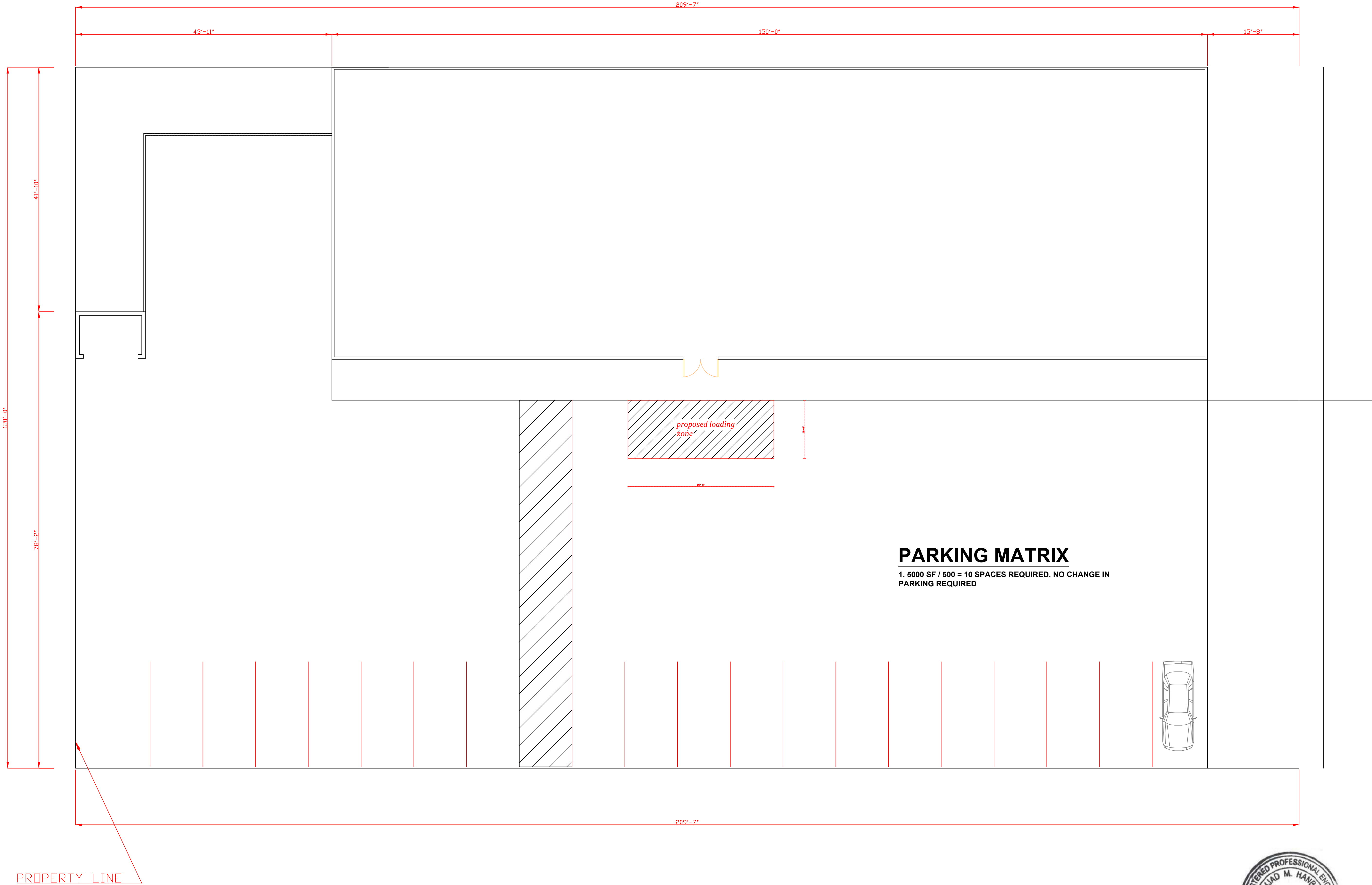
PROJECT TITLE

**ELEMENT 7 MARINA
PROPOSED PROPERTY DEVELOPMENT
3343 PAUL DAVIS DR, MARINA CA 93933**

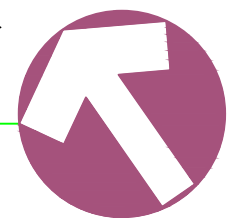
REVISION HISTORY

SITE PLAN

A01



1/SITE 1.0: EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



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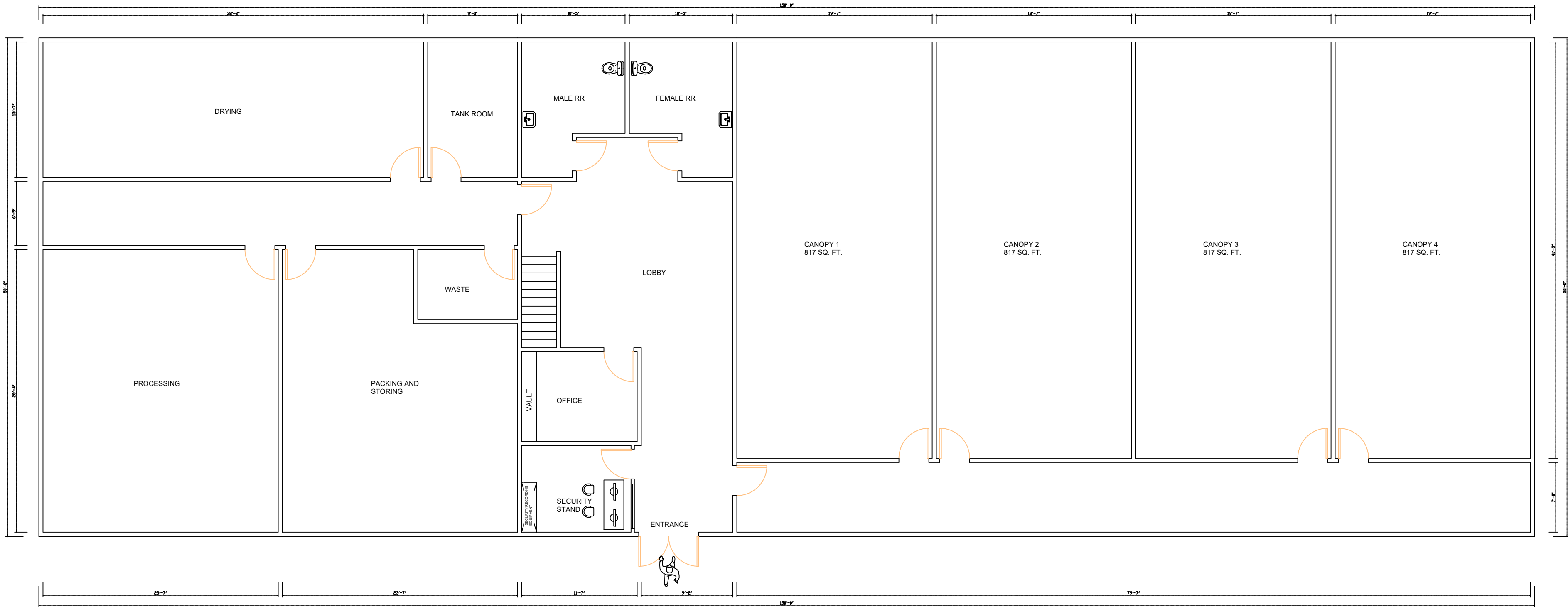
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REVISION HISTORY

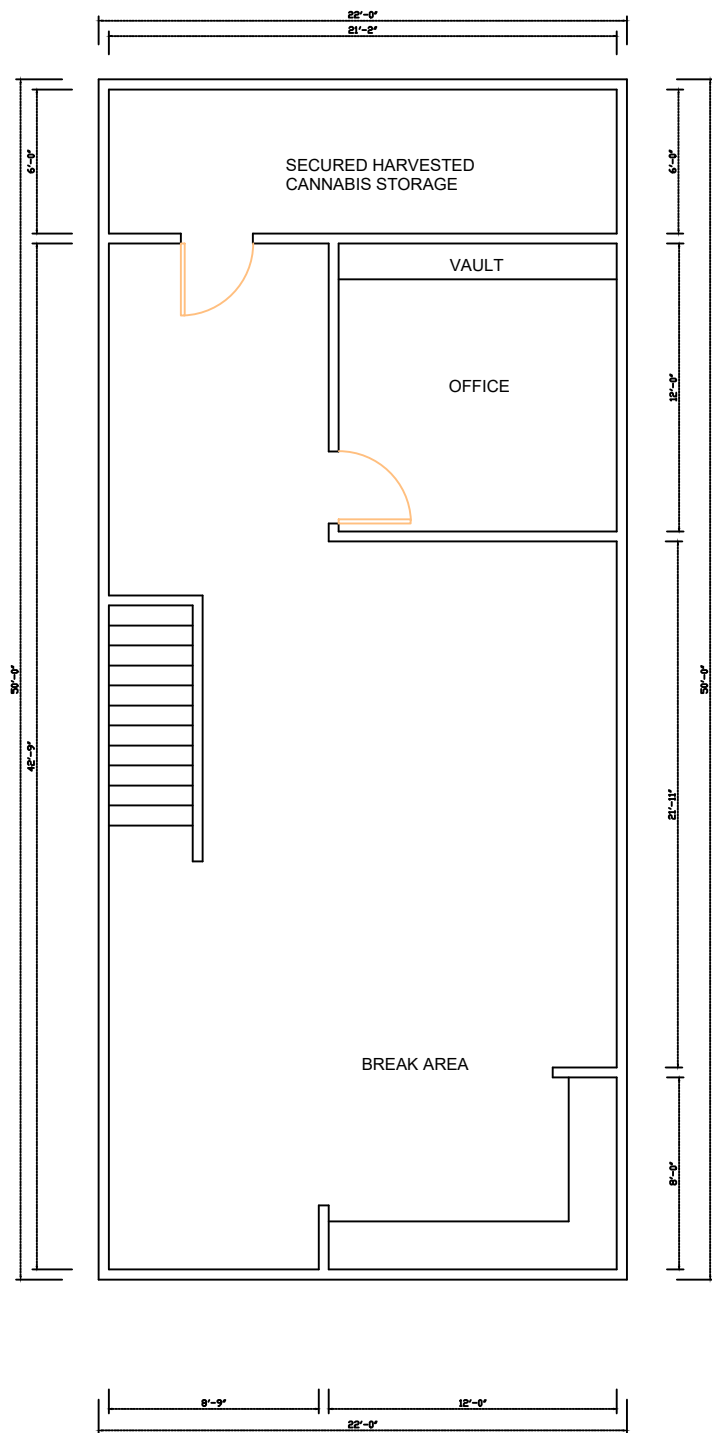
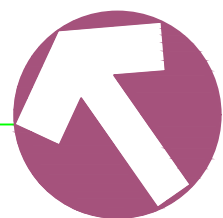
FLOOR PLAN

A02



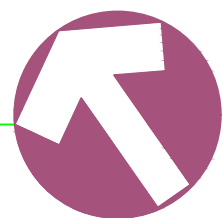
GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"



MEZZ FLOOR PLAN

SCALE: 1/8" = 1'-0"



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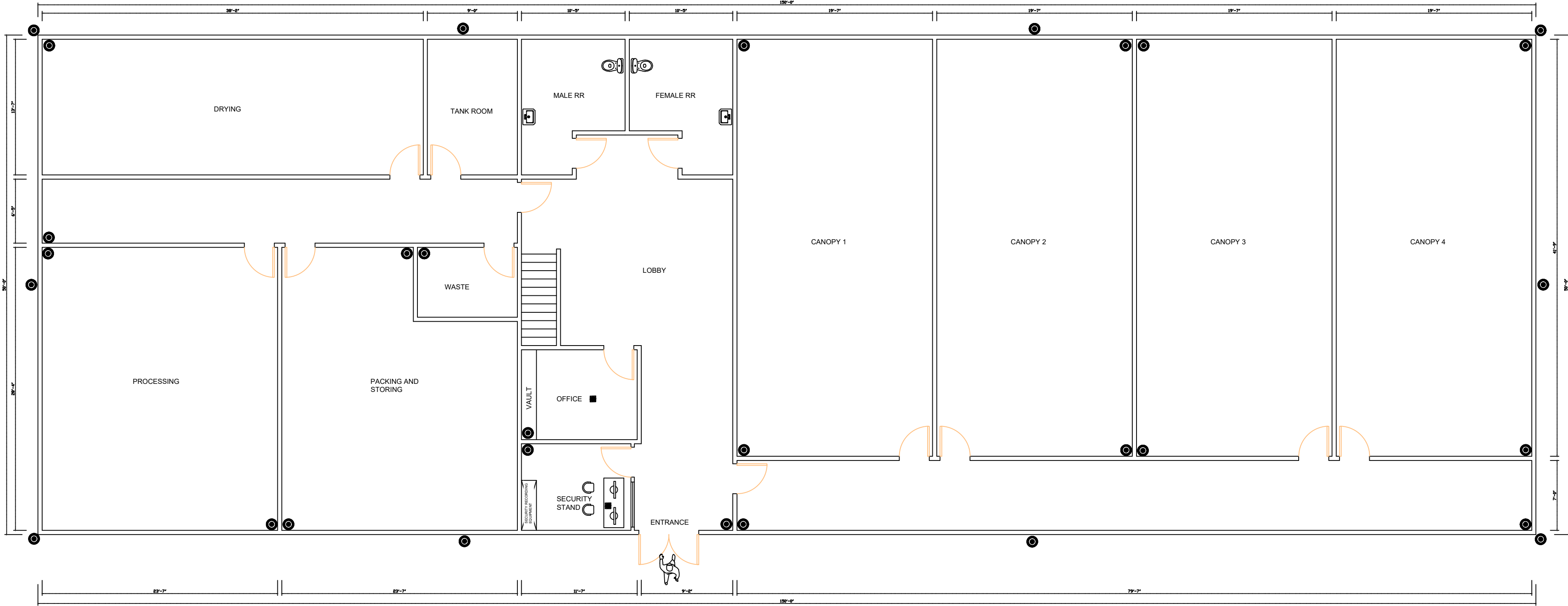
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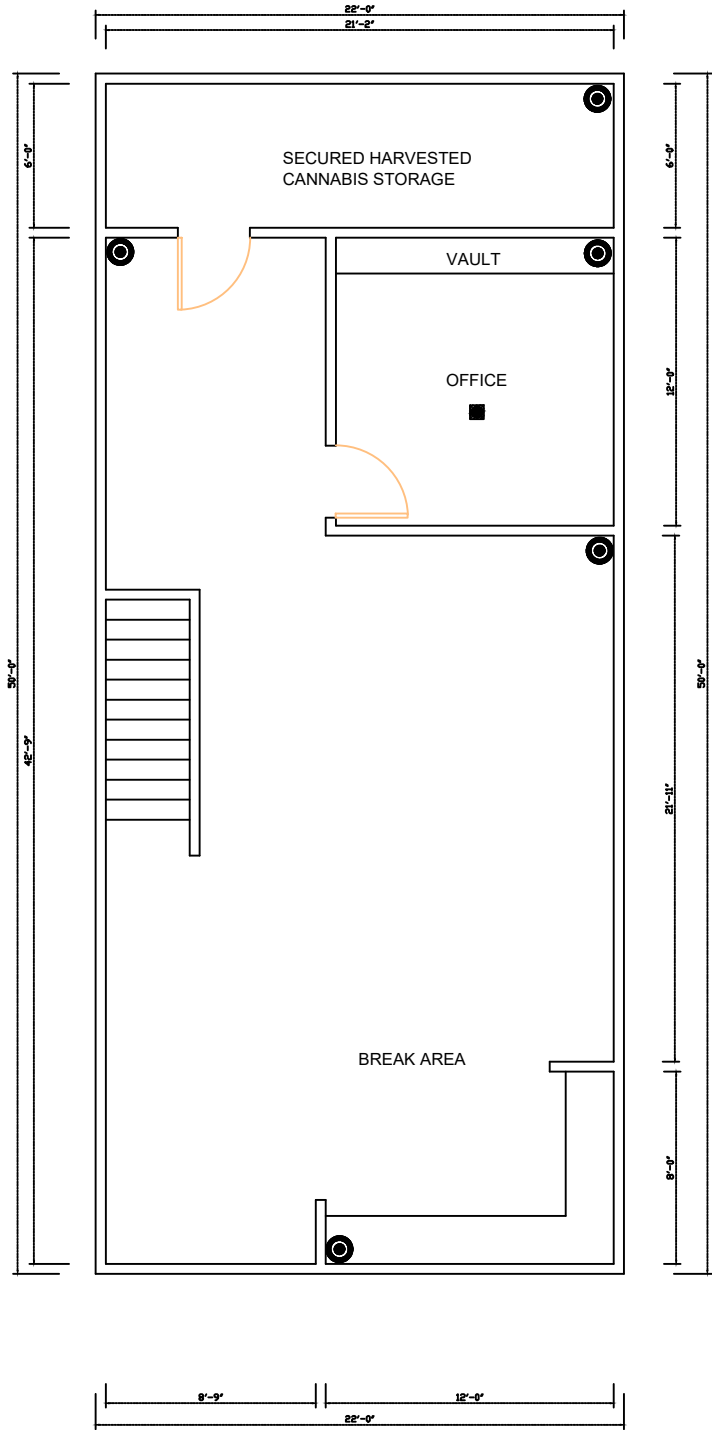
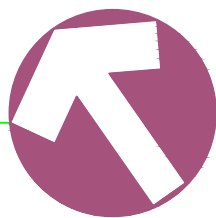
REVISION HISTORY

SECURITY PLAN

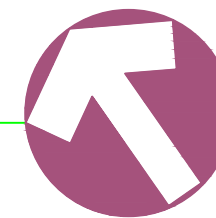
A03



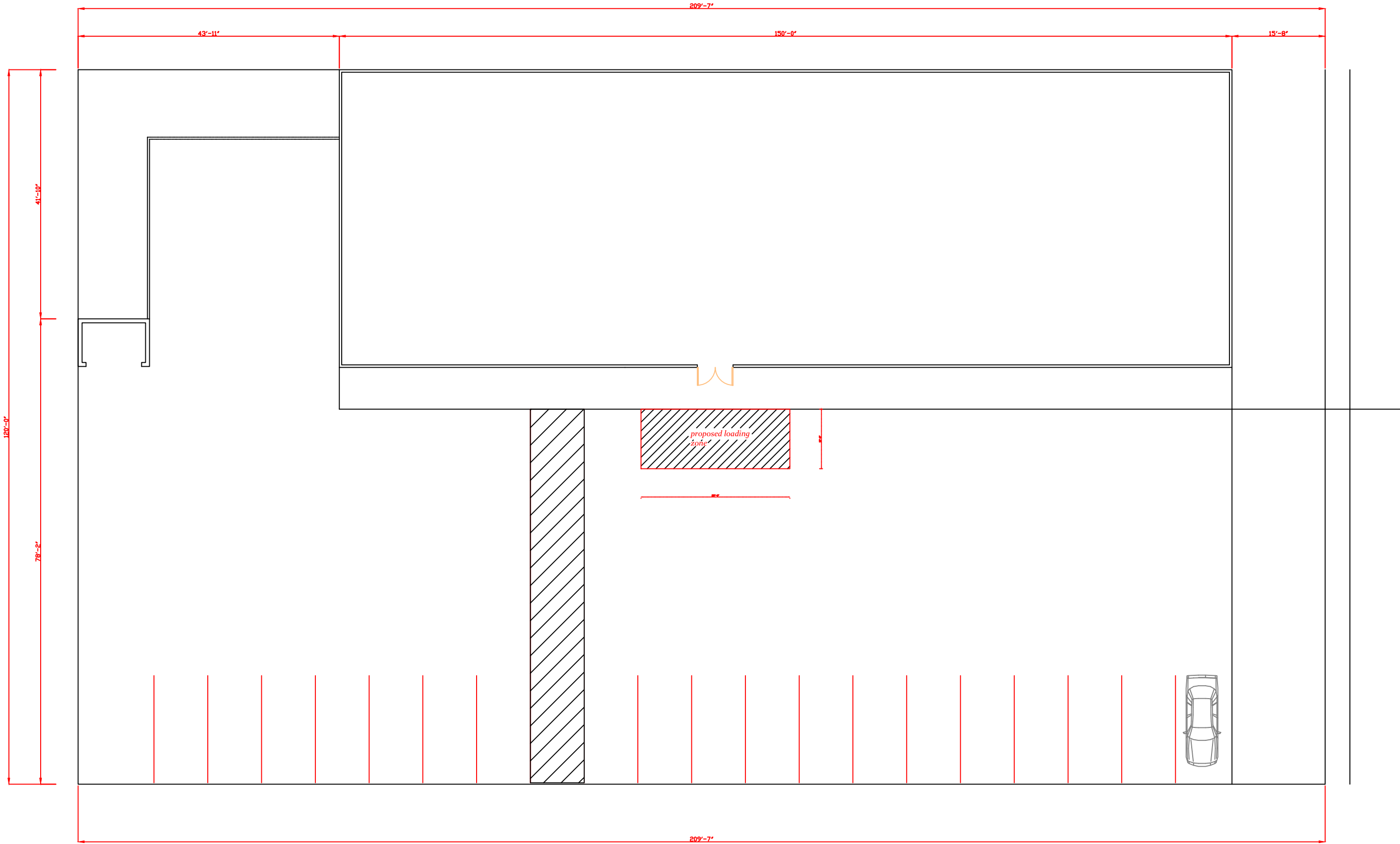
SECURITY PLAN
SCALE: 1/8" = 1'-0"

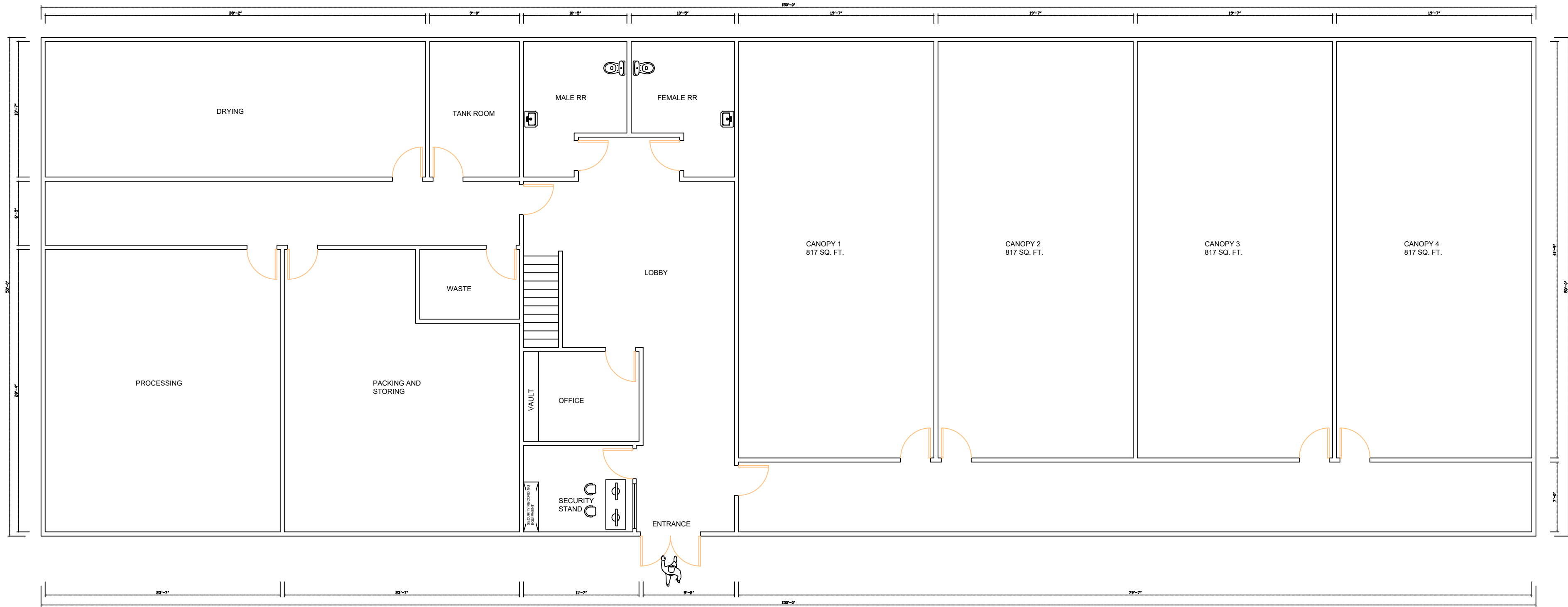


M. SECURITY PLAN
SCALE: 1/8" = 1'-0"

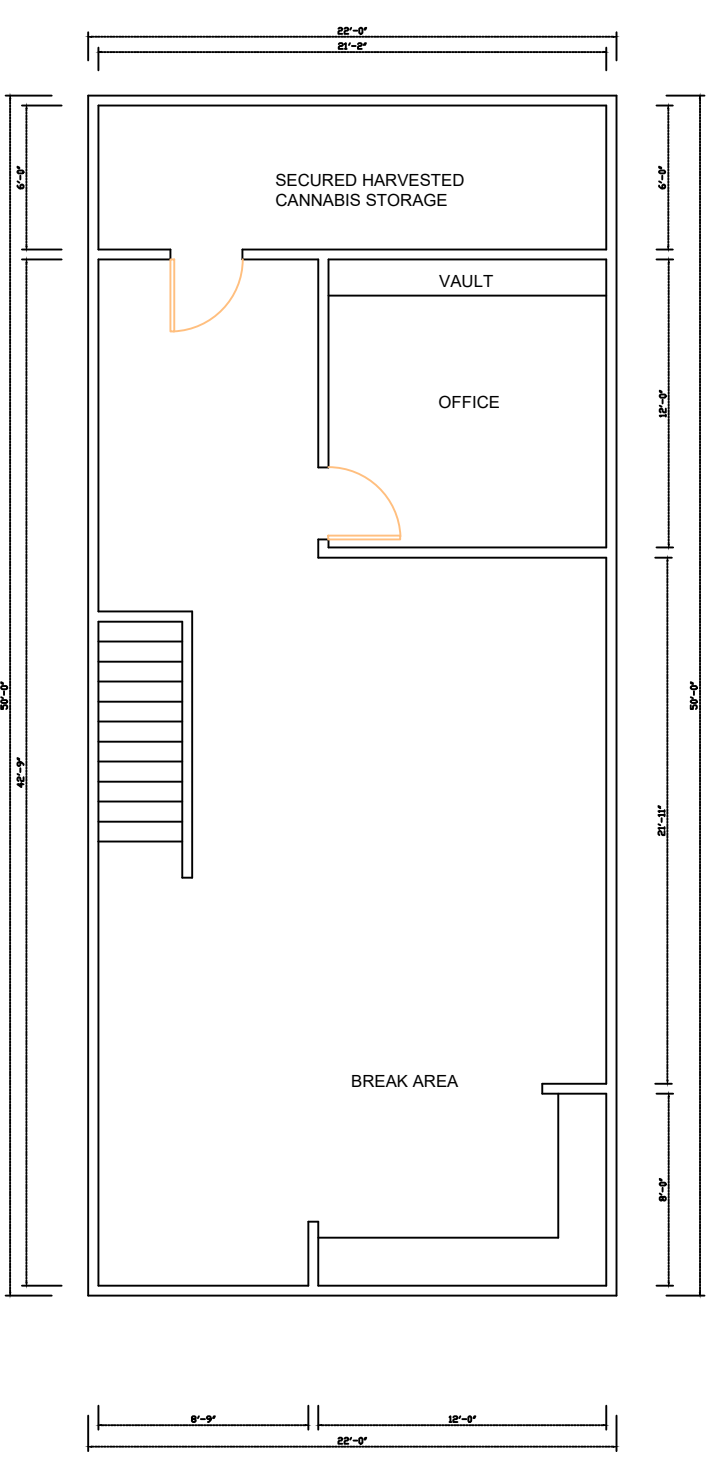


SITE LAYOUT
SCALE: 1/16" = 1'-0"



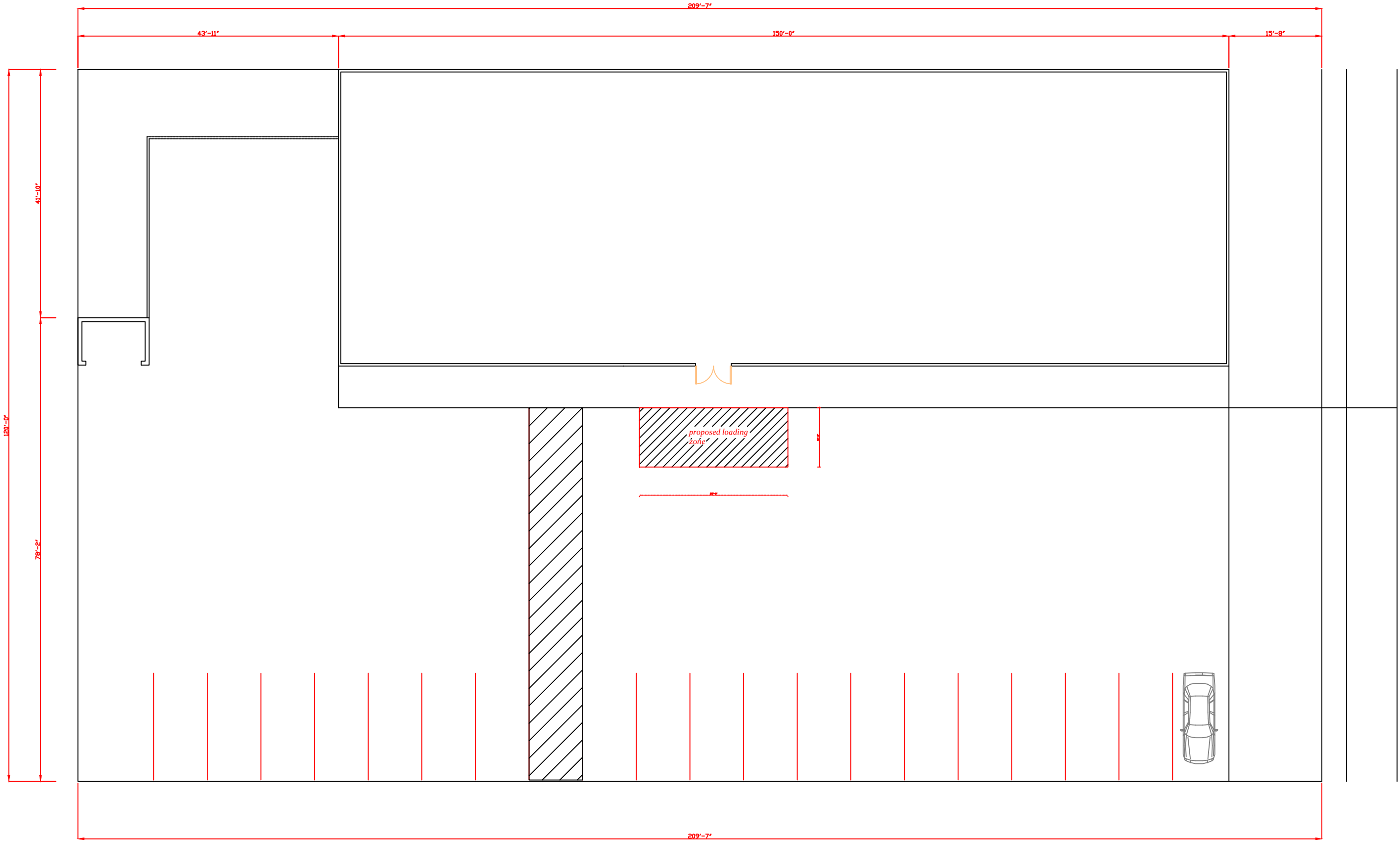


GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



MEZZ FLOOR PLAN
SCALE: 1/8" = 1'-0"

SITE LAYOUT
SCALE: 1/16" = 1'-0"



PROJECT TITLE
**ELEMENT 7 MARINA
PROPOSED PROPERTY DEVELOPMENT
3343 PAUL DAVIS DR, MARINA CA 93933**

REVISION HISTORY

PROPOSED FLOOR
PLAN AND SITE PLAN

A04

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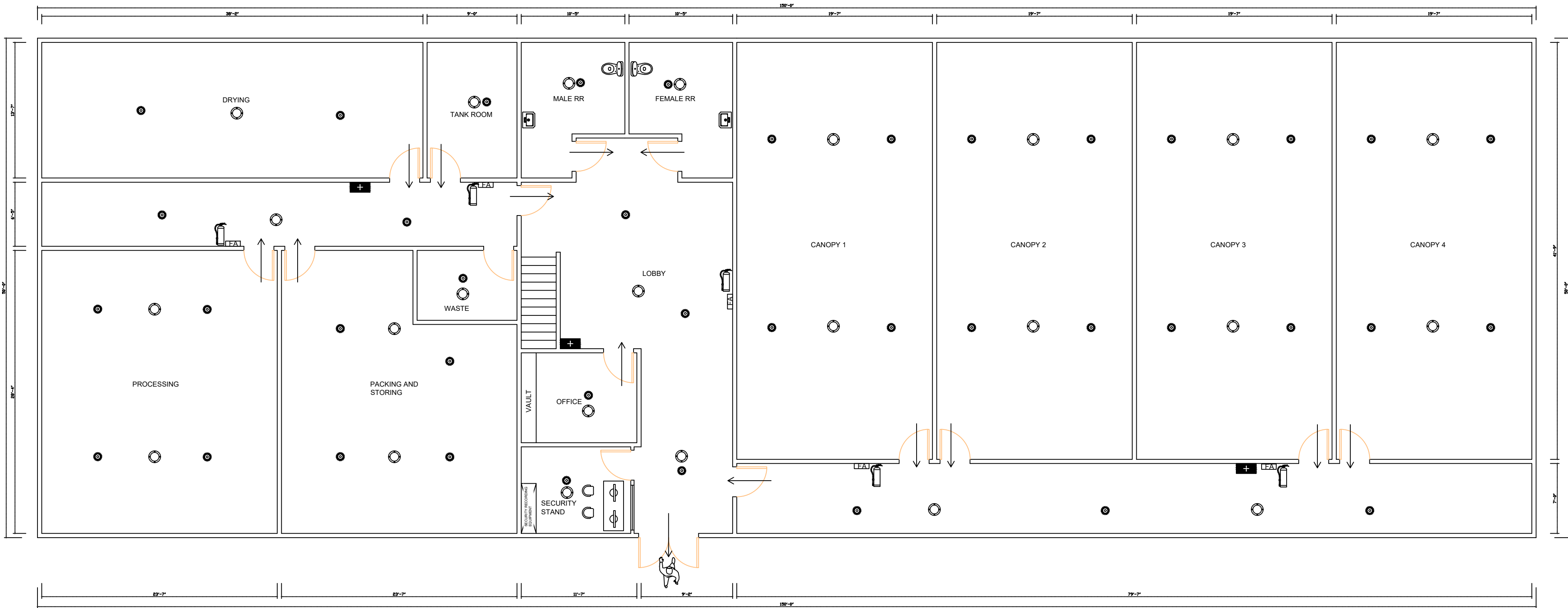
PROJECT TITLE

**ELEMENT 7 MARINA
PROPOSED PROPERTY DEVELOPMENT
3343 PAUL DAVIS DR, MARINA CA 93933**

REVISION HISTORY

SAFETY

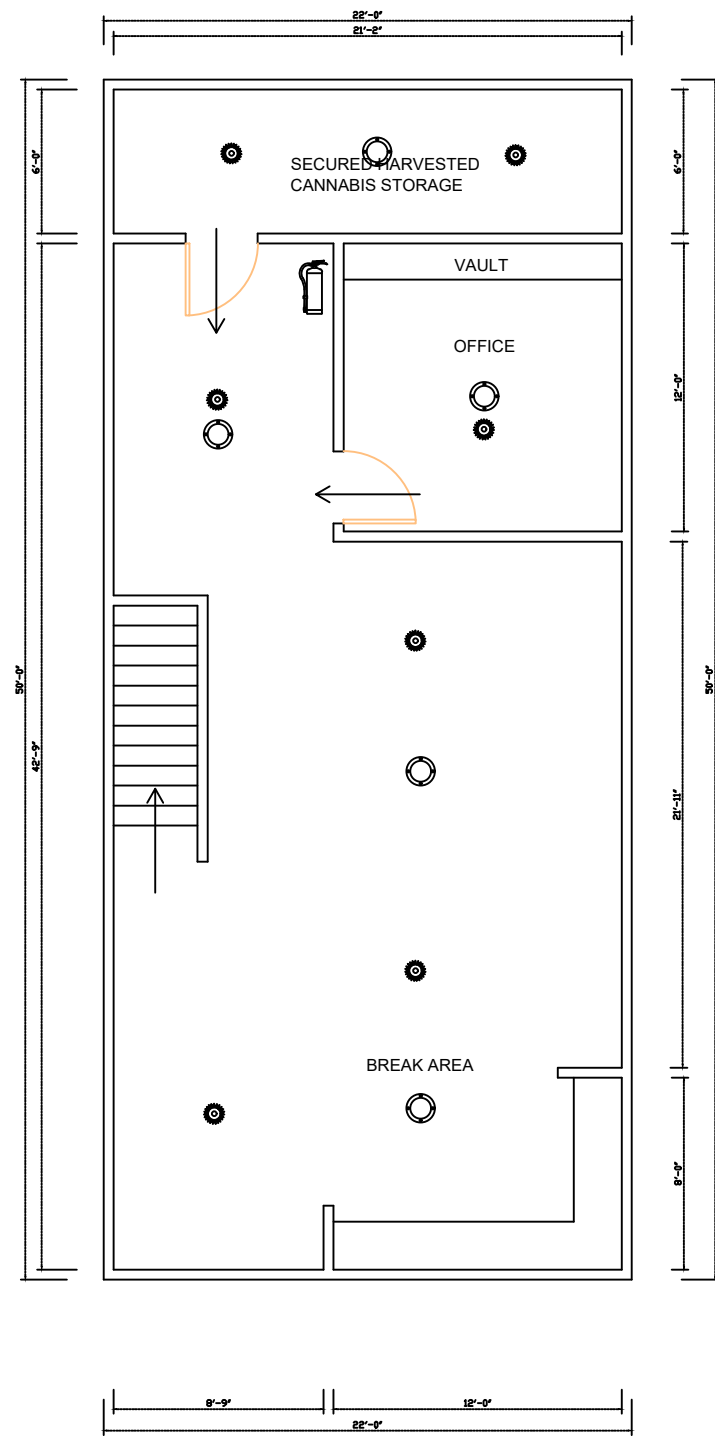
A05



	FIRE EXTINGUISHER
	FIRST AID
	SMOKE DETECTOR
	FIRE SPRINKLER HEAD
	FIRE ALARM

GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"



MEZZ FLOOR PLAN

SCALE: 1/8" = 1'-0"

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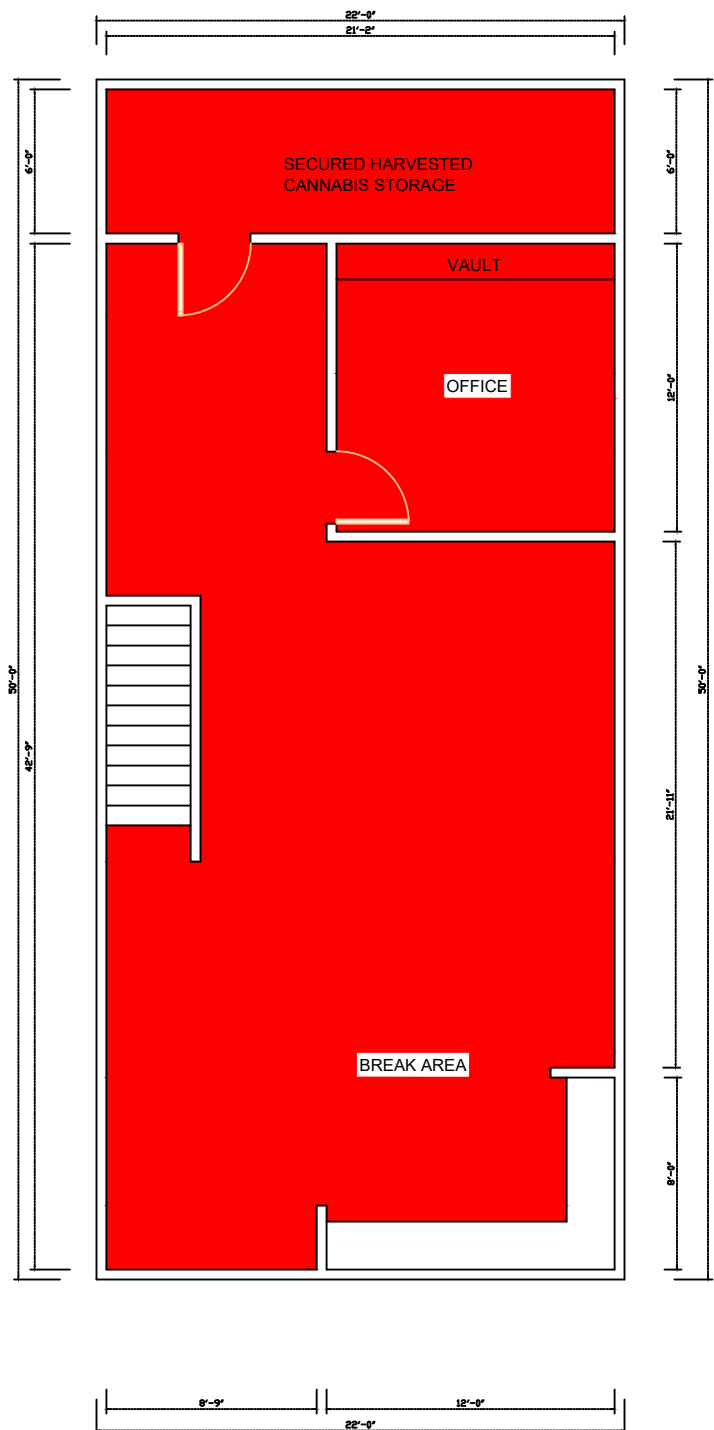
RESTRICTED
ACCESS PLAN

A06



GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"



MEZZ FLOOR PLAN

SCALE: 1/8" = 1'-0"



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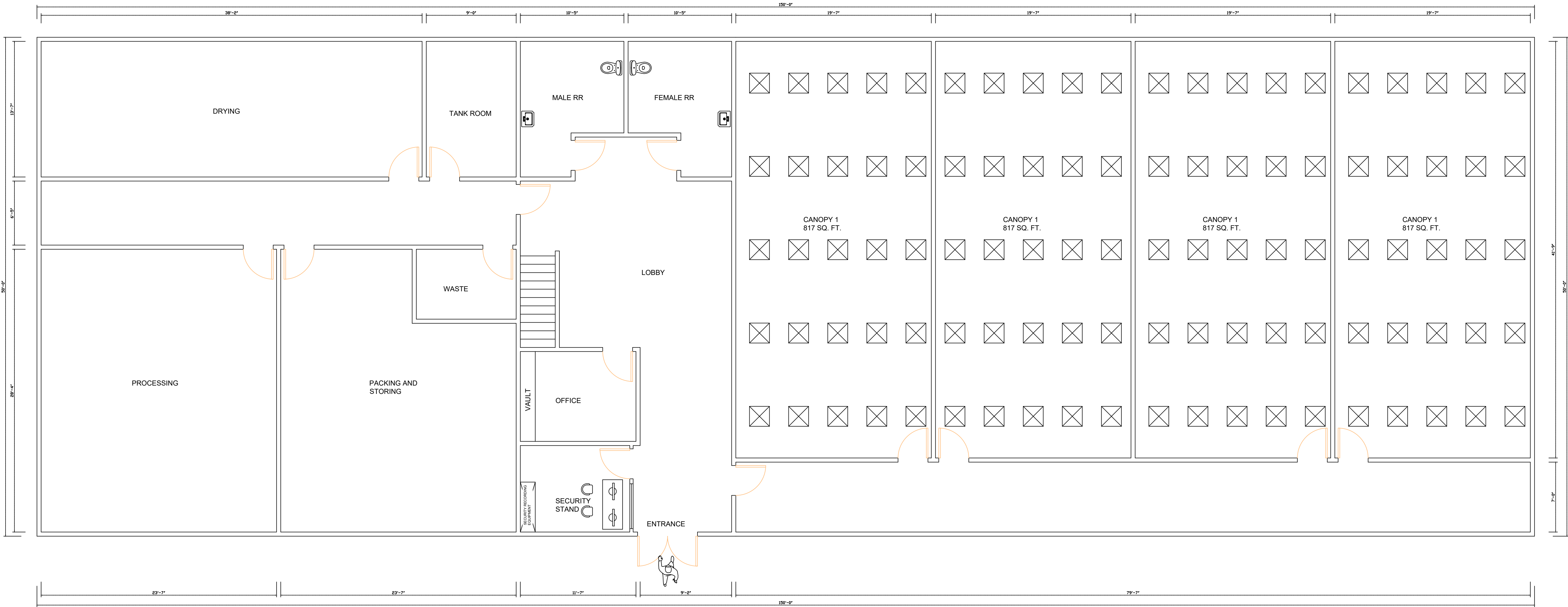
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PROJECT TITLE
**ELEMENT 7 MARINA
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REVISION HISTORY

LIGHTING PLAN

A07



LIGHTING PLAN
SCALE: 3/16" = 1'-0"



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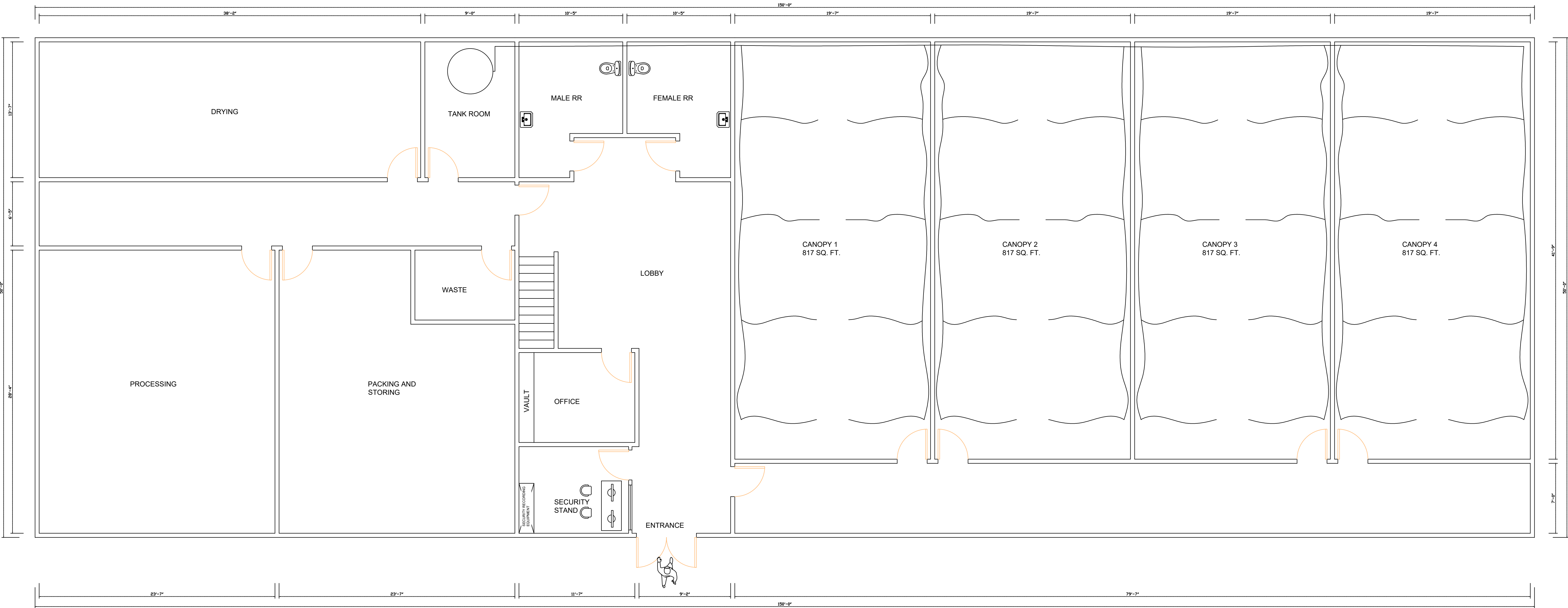
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PROJECT TITLE
**ELEMENT 7 MARINA
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REVISION HISTORY

**WATER
DISTRIBUTION
PLAN**

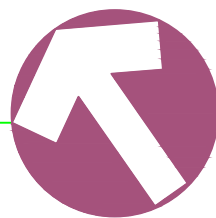
A08



MAIN WATER LINE	
DISTRIBUTION WATER LINE	

WATER DISTRIBUTION PLAN

SCALE: 3/16" = 1'-0"



ATTACHMENT 'G' - SCHEDULE OF OPERATIONS

SCHEDULE OF OPERATIONS		OCTOBER				NOVEMBER				DECEMBER				JANUARY				FEBRUARY				MARCH				APRIL			
ITEM	DETAILS	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
City Determines Winning Applicants	City Controls this Aspect of Timeline																												
Planning Works & Approvals	Internal Works Only																												
Application for State License	Bureau of Cannabis Control																												
Internal Building Works	Building Construction Works																												
Fire Suppression Systems	Installation																												
Alarm & Camera Systems Installs	Installation																												
External Security Works	Fencing, Cameras, Lighting																												
Internal Building Works	Equipment Installs, Doors, Offices, Lighting																												
Furnishing & Finishes	Final Furnishing Works																												
Track and Trace Intregation	FlowHub Integration																												
Recruit and Hire Key Staff	3rd Party Partner & Local Job Fairs																												
Signage Installations	Install all Signage Required for ADA Code																												
Staff Training	Integrated Training System																												
Inventory Management & Displays	Merchandising and Displays																												
Site Ready for Operations	Opening																												

CONTACT INFORMATION

For any information regarding this application please contact:

Robert DiVito

Founder and CEO

Element 7 LLC

Element 7 Marina LLC

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No part of this presentation may be copied, used (either partially or in full) or reconstituted by or for any third party, person or organization without the express written consent of Element 7 LLC.

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DRAFT
RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY OF MARINA PLANNING
COMMISSION APPROVING CONDITIONAL USE PERMIT 2019-06
FOR A COMMERCIAL CANNABIS CULTIVATION FACILITY AT
3343 PAUL DAVIS DRIVE (APN: 032-181-018-000)

WHEREAS, a conditional use permit has been requested by Element 7 Marina, LLC to operate a cannabis cultivation facility within an existing 8,500 square foot building at 3343 Paul Davis Drive as described in ‘**EXHIBIT A**’; and,

WHEREAS, the subject property has a General Plan Land Use of Light Industrial/Service Commercial and is zoned BP/P which allows cannabis cultivation with the issuance of a conditional use permit; and,

WHEREAS, as conditioned, the project meets all development standards and promotes the goals and objectives of the General Plan, and,

WHEREAS, the City of Marina Planning Division determined that this project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 1, Section 15301 (Existing Facilities) of the State CEQA Guidelines applicable to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby approves Conditional Use Permit 2019-06 for a Commercial Cannabis Cultivation Facility at 3343 Paul Davis Drive (APN: 032-181-018-000), subject to the following findings and conditions of approval.

Findings

That the use of the site for indoor cannabis cultivation, as conditioned:

1. Will comply with all of the requirements of the state and city, and any additional conditions of license for the cultivation of medical or adult cannabis.
2. Will not result in significant unavoidable impacts on the environment as the use will be conducted in an entirely enclosed building and noise and odor mitigation is planned and will be integrated into the use. In addition, no hazardous materials or systems will be utilized.
3. Includes adequate measures that minimize use of water for cannabis cultivation at the site in that water captured from the cultivation will be recycled and recycled water will be prioritized over non-recycled water.
4. Includes adequate measures to address the projected energy demand for cannabis cultivation at the site in that the use is required to meet the energy standards of Title 24.

5. Includes adequate quality control measures to ensure cannabis cultivated at the site meets industry standards with regard to operation, security, labeling, packaging etc.
6. Includes adequate measures that address the federal enforcement priorities for cannabis activities including restricting access to minors and ensuring that cannabis and cannabis products are not supplied to unlicensed and unpermitted persons within the state and not distributed out of state.
7. Will obtain a valid and fully executed commercial cannabis permit pursuant to Chapter 5.76 of the Marina Municipal Code prior to commencing operations and must maintain such permit in good standing in order to continue operations.
8. Will operate in good standing with all permits and licenses required by state law. Failure to take appropriate action to evict or otherwise remove permittees and persons conducting commercial cannabis activities at the site who do not maintain permits or licenses in good standing with the city, county or state shall be grounds for the suspension or revocation of a use permit pursuant to Section [17.48.060](#).

Conditions of Approval

1. Substantial Compliance – The operation of the facility shall be as described in **EXHIBIT A**, attached hereto, and in accordance with a valid state license except as conditioned herein.
2. Hours of Operation: That the hours of operation shall be from 6 am to 8 pm except that security personnel may be onsite 24 hours.
3. Parking Lot – That prior to occupancy the parking lot shall be restriped to meet the parking lot standards of the Citywide Design Guidelines and Standards and shall meet all ADA requirements for parking and accessible patch of travel.
4. Building Permits – The applicant shall obtain all necessary building permits from the Marina Building Department prior to commencement of any demolition or construction activities.
5. Compliance with Marina Municipal Code – The use and operation shall comply with all requirements of the Marina Municipal Code.
6. Permit Expiration – This permit will expire 12 months from the date of approval by the Planning Commission. This use permit may be administratively renewed as long as the business has complied with all state and local ordinances and with conditions of approval, including the timely payment of all fees and taxes.

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 23rd day of January 2020, by the following vote:

AYES, COMMISSIONERS:

NOES, COMMISSIONERS:

ABSENT, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

David Burnett, Chair

ATTEST:

Christy Hopper
Planning Services Manager
City of Marina



Thursday, January 23, 2020

6:30 P.M.

**DRAFT MINUTES
REGULAR MEETING OF
PLANNING COMMISSION**

Marina City Council Chambers
211 Hillcrest Avenue
Marina, CA

EXCERPT FOR 3343 PAUL DAVIS DRIVE PUBLIC HEARING:

1. CALL TO ORDER

Chair Burnett called the meeting to order at 6:34 P.M.

2. ROLL CALL & ESTABLISHMENT OF QUORUM

Present: Chair David Burnett, Vice Chair Kathy Biala, David Bielsker, Victor Jacobsen, Tom Mann, Brian McCarthy

Absent: Jeffrey Weekley

3. PUBLIC HEARINGS

a. 3343 Paul Davis Drive

Consider Adopting a Resolution Approving Conditional Use Permit 2019-06 for a Commercial Cannabis Cultivation Facility at 3343 Paul Davis Drive (APN: 032-181-018-000).

Planning Manager Christine Hopper presents a PowerPoint reviewing the project. Following, she addressed questions from the Commission regarding information provided in the presentation.

Next, Chair Burnett invited the applicant to provide comment regarding the project, but the applicant declined. Chair Burnett then opened the floor for public comment.

Ms. Lu (169 Aaron Way) stood to express concern regarding the noise of back-up beepers on trucks and potential traffic caused by allowing Element7 to do business in a residential zone. Ms. Lu was adamant that this should not be a permitted use for the space.

Gary Stowe (Stowe Construction) who conducts business from the Business Park expressed his belief that allowing Cannabis growing and production would be a conflicting use of the space despite it's being within the accepted use for the Business Park's zoning.

Scott Leavenworth (3348 Paul Davis Dr.) provided comments regarding odor and emphasized the need for the City to monitor Element7 long-term to ensure compliance with the ordinance.

Nancy Amadeo also gave feedback regarding the noise of trucks coming in and out of the loading docks at the Business Park, as well as her request that the Commission consider adding a condition of approval stating the back-up beepers on any trucks be muted.

Christina Medina Dirksen expressed her support of the business on the basis that she appreciates the applicant performing his due diligence.

Pete Scudder (Scudder Roofing) states that he was one of a number of business owners who previously submitted a letter of opposition in June of 2019, and he believed the group would no longer oppose the use provided there would be guarantees that the operation would be held to the ordinance. He also requested that emissions reviews be conducted.

Dawn Alva inquired about whether renters were sent notices or if they were only sent to property owners.

Debbie Stowe stated concerns over odor and inquired about neighborhood compatibility, as well as how the applicant received a score of 100 in the rankings. Ms. Stowe also asked what the City intends to do regarding any complaints that may be filed against Element7 and how they would be addressed.

D. Hertzinger expressed concern regarding odor and feels that the City is using his neighborhood as “Guinea Pigs”. He also stated his concern that allowing Cannabis Cultivation in the area will decrease his property value.

James Black (3354 Abdy Way) stated that he currently suffers due to noise in the area caused by lack of enforcement. He also inquired about how the City will enforce odor compliance.

Scott Negri was concerned about the odors and how they may affect wine & meat that is housed and processed in the business park. Believes there should be an Odor Control ordinance.

John Bunning (Monterey Charters) inquired if the operation would be solely cultivation or if there would also be a distribution component, and what the City would do to ensure the company maintains compliance with the ordinance. He also voiced concerns over traffic and parking.

Steve Neff spoke about the current business owners/operators in the business park and how “unfair” it would be to them to allow Element7 to operate in the same area.

Chair Burnett closed the floor for public comment, and then disclosed that he had visited the site over the weekend. He then explained his expectation that the standard for odor control should be the air in the area surrounding the proposed site would smell the same as it did prior to its opening. He also speaks about how the revenue from the proposed business would be beneficial to the City.

Following his statements, Chair Burnett invited Staff to address questions posed during public comment. Ms. Hopper then stood and addressed questions from the public as well as questions from Commissioners.

Chair Burnett then invited the applicant to provide a statement. Mr. Tony Raffool then approached and provided information regarding the proposed growth operation, and along with Ms. Dominique Shakrami, a representative of Element7, addressed questions from the public and Commissioners. Items discussed included security measures, noise & odor levels and mitigation of pests.

Following the discussion between the applicant and the Commission, Vice Chair Biala provides comments addressing the public concerns about the potential business, reminding them that should permit be issued, it would only be valid for one year. She then motions to approve and accept the resolution as presented by Staff, with two additional conditions of approval:

- Hours of Operation – all shipping/movement of product should be performed between 10:00 AM – 2:00 PM
- Odors – The permit would be revoked should a significant number of complaints be made by the general public to Code Enforcement

Ms. Hopper then clarified the condition by adding that complaints made would need to be made to be substantiated, like complaints filed for Short – Term Rentals. Chair Burnett then stated that the complaints should be limited to three (3) substantiated complaints not addressed by the business. Chair Burnett then requests a second to the motion.

Commissioner McCarthy then addressed the applicant, thanked them for being present and shared information he had learned through personal research regarding commercial cannabis cultivation. He stated that he had reached out to the Monterey Bay Air Resources District (MBARD) and inquired about their experience with Cannabis related smells from indoor cultivation. Per Commissioner McCarthy, the person he spoke with said “they had never been to an indoor grow where they did not smell Cannabis outside of the facility to some degree”. He went on to state that MBARD considers Cannabis cultivation an Agricultural use and therefore has no jurisdiction over Cannabis – related odors. Commissioner McCarthy then expressed that he felt the “odor mitigation issues really stink”, and “there are a lot of flaws, some of which are through no fault of the applicant”. He went on to discuss the engineer who reviewed approved the odor mitigation and noted that he catered to the Cannabis industry. Commissioner McCarthy closed his statements by expressing that while he was unlikely to support the motion, he would like to hear further from the public.

Chair Burnett then opened the floor to Public Comment.

Nancy Amadeo expressed surprise at learning that MBARD considered Cannabis cultivation an Agricultural use, and now thought that the applicant should locate his business in an area zoned for agriculture, not business.

Kim Negri voiced concern about the lack of process and her belief that the City “is putting the cart before the horse”.

Scott Leavenworth spoke about odor mitigation for the business park, and also expressed that he felt the applicant should be permitted to perform their shipping during regular business hours of 8:00 AM – 5:00 PM as 10:00 AM – 2:00 PM was too restrictive.

Debbie Stowe said she did not understand why substantiated complaints would be necessary.

John Bunning said he believed that if any odor is detected outside the facility the business should be “out” and inquired about the definition of a substantiated complaint.

Peter Bayer spoke about the building’s current use (Spektor Dance) and the heavy traffic caused by students being dropped off and picked up to attend classes; then addressed the fact that allowing Element7 to operate in the location would actually decrease traffic as there would be only a few employees, with no customer traffic. He also stated that the neighborhood would benefit from the 24 – hour security that the applicant is proposing for the facility.

Ms. Shakrami then provided further statements regarding odor mitigation and Element7’s belief that all parties involved are stakeholders – the investors, the applicant and the community. She went on to speak about their dedication to working with their neighbors to find solutions to any challenges that should arise.

Jim Black questioned whether there were no other businesses or uses that could utilize the space instead of a Cannabis business. He went on to express his thought that the City was “stuck” on Cannabis and should have “recruited” other businesses instead.

Steve Neff said he thought the City was “fudging it” and believed them to be “making concessions” in order to get revenue from the business.

Chair Burnett closed the floor for comment and brought the discussion back to the dais.

Vice Chair Biala provided clarification regarding the definition of a substantiated complaint and explained that the City does not recruit or solicit any specific type of business. She then gave brief description of the process by which businesses secure property/locations.

Chair Burnett stated he was in favor of the motion as currently drafted, and also expressed that he could see the point of view of the business owners/homeowners, but he also understood the perspective of the applicant. He went on to address the fact that the purpose of the Planning Commission was to represent and be the voice of the entire community.

Commissioner McCarthy thanked his fellow Commissioners for the “robust” discussion.

The motion was then put to vote.

Ayes (3): Biala, Bielsker, Burnett

Noes (3): Jacobsen, Mann, McCarthy

Absent (1): Weekley

Abstain: None

The motion died with a vote of 3 – 3 – 1 – 0 and the application was automatically denied.

Chair Burnett explained that the applicant had the option to appeal the decision to City Council, who may decide to overturn the Planning Commission decision. Ms. Hopper provided information to the applicant as to the process of applying for the appeal.

David Burnett, Chair

ATTEST:

Erin Fernando, Administrative Assistant

Date

**RECEIVED**

JAN 31 2020

**CITY OF MARINA
PLANNING DIVISION****APPEAL FORM**

Appeal to the Planning Commission: Review, report on, publish and perform staff work for an appeal of a staff or Site and Architectural Design Review Board decision to the Planning Commission.

Appeal to the City Council: Review, report on, publish and perform staff work for an appeal of a Planning Commission decision to the City Council.

Appeal to: ☐ Planning Commission ☒ City Council
From Action of: Denial of Conditional Use Permit (UP 2019 06) for Element 7 Marina LLC Cannabis Cultivation Facility at 3343 Paul Davis Dr.
Date of Action : January 23, 2020

Appellant's: Element 7 Marina LLC
Name: Tony Raffool

Mailing Address: 8033 Sunset Blvd., #987, Los Angeles, CA 90046

Phone: (312) 823 7638 (610) 740 4484 Email: robert@e7ca.com TR83@hotmail.com

Appellant's Interest: Appeal the decision of the Planning Commission to Deny Conditional Use Permit for Element 7 Marina LLC's proposed Cannabis Cultivation Facility at 3343 Paul Davis Dr.

Appellant's Reason for Appeal:

Reasons for appeal shall pertain to factual information considered by the last reviewing body. No new factual information may be submitted. Use additional sheets as desired.

Please see Attached Document: Element 7 Marina LLC Appeal (UP 2019 06)

Appellant's Signature: [Signature] Date: January 31, 2020

FOR OFFICE USE ONLY:

DATE APPEAL SUBMITTED Jan. 31, 2020
FEE COLLECTED \$ 2780.00
ORIGINAL APPLICATION NUMBER UP 2019-06

APPEAL NUMBER: AP 2020-01
RECEIPT NUMBER 2020-00002687
PLANNER INITIALS: AB

RECEIVED

JAN 31 2020

CITY OF MARINA
PLANNING DIVISION



January 31, 2020

Ms. Christy Hopper
Planning Services Manager
City of Marina
211 Hillcrest Avenue
Marina, CA 93933

Dear Ms. Hopper,

Element 7 Marina LLC is submitting its Appeal in writing, regarding the Planning Commission meeting held on Thursday, January 23, 2020, and Element 7's request to operate a commercial cannabis cultivation facility at 3343 Paul Davis Drive, Marina, CA 93933.

Background

On January 23, 2020, the Planning Commission met and Considered Adopting a Resolution Approving Conditional Use Permit 2019-06 for a Commercial Cannabis Cultivation Facility at 3343 Paul Davis Drive (APN: 032-181-018-000).

Planning Commission members in attendance were: Kathy Biala, David Bielsker, David Burnett, Tom Mann, Victor Jacobsen, and Brian McCarthy. The seventh commission member, Jeffrey Weekely was not in attendance.

Conditions of Approval

During the meeting, the Commission made a motion to approve the Conditional Use Permit (CUP) with two (2) additional conditions. The conditions were:

1. Substantial Compliance – The operation of the facility shall be as described in EXHIBIT A, attached hereto, and in accordance with a valid state license except as conditioned herein.
2. Hours of Operation: That the hours of operation shall be from 6 a.m. to 8 p.m. except that security personnel may be onsite 24 hours.
3. Parking Lot – That prior to occupancy the parking lot shall be restriped to meet the parking lot standards of the Citywide Design Guidelines and Standards and shall meet all ADA requirements for parking and accessible patch of travel.
4. Building Permits – The applicant shall obtain all necessary building permits from the Marina Building Department prior to commencement of any demolition or construction activities.

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5. Compliance with Marina Municipal Code – The use and operation shall comply with all requirements of the Marina Municipal Code.

6. Permit Expiration – This permit will expire 12 months from the date of approval by the Planning Commission. This use permit may be administratively renewed as long as the business has complied with all state and local ordinances and with conditions of approval, including the timely payment of all fees and taxes.

Additional Conditions

7. Substantiated Complaints- up to three (3) before the permit is revoked; and

8. Distribution/Shipping would be limited to the hours of 10 a.m. to 2 p.m.

At the request of the Commission, Element 7 agreed to the two (2) additional conditions. Along with agreeing to the conditions, Element 7 also committed to donating a field olfactometer which would allow City Code Enforcement Personnel to detect and measure odor.

A vote was taken on whether to approve CUP 2019-06. The vote resulted in a tie (3-3), which meant that the motion to approve CUP 2019-06 was denied.

Element 7 believes that if all members of the Planning Commission had been present, a majority vote could have been achieved and CUP 2019-06 would have been issued to Element 7.

Element 7 respectfully requests an Appeal to the City Council on the decision that was reached by the Planning Commission on January 23, 2020. The project is supported by the findings in the resolution that was presented and approved by staff. Those findings are as follows:

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby approves Conditional Use Permit 2019-06 for a Commercial Cannabis Cultivation Facility at 3343 Paul Davis Drive (APN: 032-181-018-000), subject to the following findings and conditions of approval.

Findings

That the use of the site for indoor cannabis cultivation, as conditioned:

1. Will comply with all of the requirements of the state and city, and any additional conditions of license for the cultivation of medical or adult cannabis.
2. Will not result in significant unavoidable impacts on the environment as the use will be conducted in an entirely enclosed building and noise and odor mitigation is planned and will be integrated into the use. In addition, no hazardous materials or systems will be utilized.
3. Includes adequate measures that minimize use of water for cannabis cultivation at the site in that water captured from the cultivation will be recycled and recycled water will be prioritized over non-recycled water.

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PLANNING DIVISION**

4. Includes adequate measures to address the projected energy demand for cannabis cultivation at the site in that the use is required to meet the energy standards of Title 24.

5. Includes adequate quality control measures to ensure cannabis cultivated at the site meets industry standards with regard to operation, security, labeling, packaging etc.

6. Includes adequate measures that address the federal enforcement priorities for cannabis activities including restricting access to minors and ensuring that cannabis and cannabis products are not supplied to unlicensed and unpermitted persons within the state and not distributed out of state.

7. Will obtain a valid and fully executed commercial cannabis permit pursuant to Chapter 5.76 of the Marina Municipal Code prior to commencing operations and must maintain such permit in good standing in order to continue operations.

8. Will operate in good standing with all permits and licenses required by state law. Failure to take appropriate action to evict or otherwise remove permittees and persons conducting commercial cannabis activities at the site who do not maintain permits or licenses in good standing with the city, county or state shall be grounds for the suspension or revocation of a use permit pursuant to Section 17.48.060.

We are submitting this appeal in good faith and eagerly anticipate the opportunity to present our appeal to the Council.

Sincerely,



Robert DiVito
Element 7 Marina LLC
robert@e7ca.com



Tony Raffoul
TR83@hotmail.com

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of March 3, 2020

**RECOMMENDATION TO CONSIDER ADOPTING RESOLUTION NO. 2020-,
AUTHORIZING THE PURCHASE OF A FIRE ENGINE BUDGETED FOR IN
THE 2020/21 VEHICLE REPLACEMENT FUND AND AUTHORIZING THE
ALLOCATION OF \$200,000 FROM UNASSIGNED REVENUES TO PLACE A
REFUNDABLE DEPOSIT WITH ROSENBAUER TO SECURE A PRODUCTION
SLOT TO PURCHASE AN ELECTRIC TYPE ONE FIRE ENGINE FROM
ROSENBAUER AND AUTHORIZING THE FINANCE DIRECTOR TO MAKE
NECESSARY ACCOUNTING AND BUDGETARY ENTRIES AND RETURN TO
THE APRIL 21, 2020 COUNCIL MEETING FOR FINAL DIRECTION FROM
COUNCIL APPROVING THE PURCHASE OF EITHER A ROSENBAUER
ELECTRIC ENGINE OR A ROSENBAUER AVENGER ENGINE.**

REQUEST:

It is requested that the City Council:

1. Consider authorizing the purchase of a Fire Engine budgeted for in the 2020/21 Vehicle replacement fund; and
 - a. Consider authorizing the City Manager to execute a Letter of Intent to purchase one (1) M91x eFire vehicle; and
 - b. Consider authorizing the allocation of \$200,000 from Unassigned Revenues to place a refundable deposit to secure a production slot for the purchase anM91x eFire vehicle Type One Fire Engine from Rosenbauer; and
2. Consider authorizing the Finance Director to make necessary accounting and budgetary entries; and
3. Return within 90 days to the City Council for final direction from Council to approve the purchase of either a Rosenbauer Electric Engine or a Rosenbauer Avenger Engine.

BACKGROUND:

One of the key public safety issues addressed by the City Council in the adoption of the budget for Fiscal Years 2019/20 and 2020/21 was the purchase of two new fire engines to replace old fire engines that needed to be put in either reserve status or retired. These engines are old and are operating past the normal expected service life.

The expected service life of a fire engine is twenty years, with ten years as a first out and ten years as a reserve. The City's current type 1 fire engines are:

- 2007 Ferrara Type 1 Engine (13 years old)
- 1998 Spartan/Ferrara Type 1 Engine (22 years old)
- 1994 Pierce Save Type 1 Engine (26 years old)

In January 2020 the City took delivery of a new Rosenbauer Avenger Type 1 Engine. This Engine is operating out of Station 1, the main fire station downtown.

The 2007 Ferrara Type 1 Engine was moved to provide for a second engine company now operating out of Station 2 at the airport fire station. The 1998 Spartan/Ferrara Type 1 and the 1994 Pierce Saver Type 1 have been moved into reserve status.

The Budget for Fiscal Year 2020/2021 allocated \$300,000 to begin the purchase and construction of a new Type 1 Engine to replace the 2007 Ferrara Type 1 Engine and the remaining funds for the engine would be budgeted in the Fiscal Year 2021/2022 budget.

ANALYSIS:

The acquisition of a fire engine is a major undertaking and the Engine Specification committee has done an outstanding job in the design of our newly delivered Rosenbauer Avenger Fire Engine.

For the next engine, the City of Marina has the opportunity to place an order for either an identical engine to Rosenbauer Avenger engine that we just took delivery of or place an order for a Battery/Electric Engine.

In a Technology Partnership with Volvo Penta and BMW, Rosenbauer has developed a Battery/Electric powered Fire Engine. If the Council approves the \$200,000 refundable deposit to secure a production slot for a Battery/Electric Engine, the Engine would be built during the second production run of the Battery/Electric Engines and we would expect delivery in the second quarter of 2022. Rosenbauer is the largest maker of fire engines in the world.

To see the Battery/Electric Engine, we traveled to the 2020 Fire House World conference where we able to spend time with the designers of the Concept Battery/Electric Fire Engine and was also able to take a ride in the Engine to observe and feel how the Engine performed.

During the development and design of the Concept engine, the designers started with a clean sheet of paper. The design and development took several years as the designers worked to seek answers to the essential questions of the future of Firefighting using Firefighting Megatrends and then design a Fire Engine using that information as a guide.

While it is not possible to predict what will happen the following day, studies and research can forecast how the world could change in the future and how living conditions could be designed. Rosenbauer's in-house think tank uses scientific principles and expert knowledge as well as the instruments of modern trend analysis and future studies. This addresses the question of which changes, trends, and megatrends shape the present and what conclusions can be drawn from them for the future. These megatrends were used as the basis and were compiled in the third version of their Firefighting Trend map by applying technological research, trend screenings, expert forums as well as study data.

The Firefighting Trend map allows thoughts on future events as well as technical and social changes that will impact fire departments and their organizations along with future technology, to be represented. The following topics are dealt with in the Firefighting Trend map:

Mobility, Individualization, Silver Society, Gender Shift, Connectivity, Health, Security, Neo Ecology, Knowledge Culture, Globalization, Urbanization, New Work and Migration.

With a clean sheet of paper and using the Firefighting Trend map for guidance, the Battery/Electric Concept Fire engine was designed. The Engine is designed to have a minimal carbon footprint and is built with 98% recyclable materials and design factors to protect the health and safety of our firefighters. A partial listing of these design features are:

Optimized Ergonomics, Low removal heights, Low entry heights, Headroom, Lowerable chassis Ladder and roof box lowering device, Permanent All-Wheel Drive, Dynamic acceleration, Low center of gravity, Optimal weight distribution (50/50), High curve velocity, ESP with all-wheel drive, Hight adjustable chassis, Commander & Driver Cockpits, Large central screen, Simple Operation (ONE Button Operation), Remote control of vehicle functions, Integrated EMEREC application, Compact Dimensions, 93 in. width, Steered Rear Axle, Small turning circle (<40 ft) Electronic rear view mirror with increased field of vision, Driving assistance systems, Force Feedback System in the driver's seat, Rear cameras, Object recognition, Communication Team Cockpit – enhances optimal (non-verbal) communication, Good noise insulation in the cabin, Networked vehicle (WLAN Access Point), Integrated scene lighting (no shadows), High light intensity, Cornering light, Operational Suitability, High payload, More compartment space Integrated lifting platform, Flexible Manipulations System, Range Extender for unlimited operation using a Low emission BMW diesel engine, Remote diagnostics.

The Battery/Electric Engine has two batteries with a charge capacity of 100 kilowatt hours. This enables fully electric operation for roughly two hours which would cover 90% of our calls. Because NFPA requires the engine to be self-sufficient for at least 8 continuous hours, the engine comes with a range extender that gives the Engine virtually unlimited range. Rosenbauer has had an Electric engine in the States and in Canada for months and has not had to plug the engine in yet. Between regenerative braking and the generator, range has not been an issue. The Electric Fire Engine is an innovative tool that will help reduce noise and harmful diesel emissions while provide a flexible tool for firefighting and rescue operations from a technologically advanced platform.

The firefighting capabilities are comparable on both the Battery/Electric and the Avenger.

	Battery/Electric Engine	Avenger Engine
Power:	Electric	Diesel
Length:	28 Feet (Overall)	29.5 Feet (Overall)
Width:	92.5 Inches	120 Inches
Drive:	All Wheel	Rear Wheel
Steering:	All Wheel Steer	Front Wheel Steer
Superstructure:	Aluminum	Aluminum
Fire Pump:	1500 GPM	1500 GPM
Water Tank:	500 Gallons	500 Gallons
Hose:	700' 5" Hose	700' 5" Hose
	700' 2 ½" Hose	700' 2 ½" Hose
	600' 1 ¾" Hose	600' 1 ¾" Hose
	200' 1" Hose	200' 1" Hose
Lights:	Integrated Shadowless LED Lights	Side Mounted LED

Note: Both Engines has the capability to carry the same complement of Hose and Equipment.

Another feature of the Battery/Electric engine is the EMEREC application and the drone that is mounted on the Engine. The EMEREC application provides for Firefighter safety and accountability which allows the Incident Commander to track the firefighters on the fire ground along with providing pre fire plans and other critical information to be readily accessible to the Incident Commander. The Drone will have the ability to be launched from the Engine and fly to the coordinates and provide real time video to responding units.

If the Council directs staff to proceed with the order of the Avenger, we have been offered financial incentives if we allow them to show the Avenger for up to 180 days. These financial incentives exceed \$23,459 for equipment that we would otherwise have to purchase. The completion date will be 360 days from time of order and delivery 90 days after that. We could expect delivery of the Avenger at the end of 2021.

The Battery/Electric Engine looks like our new Avenger and would be one of the first Battery/Electric Engines in California. The Los Angeles Fire Department will receive the first Battery/Electric Engine in Northern California. The acquisition of the Electric Engine could set an example for others in the region and state and affirm our commitment for climate protection and sustainability.

Staff will bring this item back to the City Council within 90 days for discussion and further direction on which of the two options to pursue.

Option 1. Confirm with Rosenbauer that we will purchase the Battery/Electric Engine for approximately \$1.4 million dollars, and they will keep our deposit which will be applied to the purchase price for delivery in 2nd Quarter of 2022. This engine will be built in Austria. If council does not approve the purchase of the Electric/Battery Engine, the \$200,000 deposit will be returned.

Option 2. Purchase the Rosenbauer Avenger for \$699,322.00. If council approves this option, we are requesting \$82,322 from unallocated funds due to the increase of Tariffs and raw material cost. To place this order, we would issue a Purchase order and would make the first of two payments after the Chassis is delivered, approximately 6 to 8 months from now. This engine is a twin engine to the one that we just took delivery of and will be built in Wisconsin.

The City of Marina is a member of Sourcewell, member number 27263. Sourcewell is a national municipal cooperative purchasing agency. The Rosenbauer fire engine has been competitively bid through Sourcewell which ensures that the City is receiving competitive pricing in accordance with the requirements of California law and City policies.

FISCAL IMPACT:

If the City Council approves the placing of a \$200,000 refundable deposit to secure a production slot for the Battery/Electric Engine, the funds will need to be moved from Unassigned Revenues to the Vehicle Replacement fund. There are sufficient funds for this action, please see **EXHIBIT A**. To cover the additional cost of the Engine, staff has been in contact with local, regional and state agencies who are promoting that all agencies start migrating towards more environmentally friendly means of operation. This action will give us 90 days to bring back funding options to cover the additional cost of the engine. If after the 90 days the Council decides to not go with the Battery/Electric engine, our deposit will be refunded.

If the Council approves the purchase of the Avenger Engine a price increase driven by increased Tariffs and raw material cost, we will be requesting an additional \$82,322 from Unassigned funds for a total of \$699,322 for the new engine. Staff has reviewed bids from two neighboring departments who are also buying Type 1 Engines. One of the bids was \$706,110 for a Type 1 Pierce and the other was for a Type 1 Hi-Tech at \$702,991. When the chassis is complete, an initial payment of \$278,000 will be due and the balance due upon delivery of the engine.

The City Council still has unbudgeted revenues available in the current budget to cover this additional budget appropriation as shown on **EXHIBIT A**, Status of General Fund Available Revenues. The display shows that there is still over \$500,000 available General Fund revenues in this year's budget.

This request is submitted for City Council consideration and possible action.

Respectfully submitted,

Doug McCoun
Fire Chief
City of Marina

REVIEWED/CONCUR:

Layne Long
City Manager
City of Marina

RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA AUTHORIZING THE PURCHASE OF A FIRE ENGINE BUDGETED FOR IN THE 2020/21 VEHICLE REPLACEMENT FUND AND AUTHORIZING THE ALLOCATION OF \$200,000 FROM UNASSIGNED REVENUES TO PLACE A REFUNDABLE DEPOSIT WITH ROSENBAUER TO SECURE A PRODUCTION SLOT TO PURCHASE AN ELECTRIC TYPE ONE FIRE ENGINE FROM ROSENBAUER AND AUTHORIZING THE FINANCE DIRECTOR TO MAKE NECESSARY ACCOUNTING AND BUDGETARY ENTRIES AND RETURN TO THE APRIL 21, 2020 COUNCIL MEETING FOR FINAL DIRECTION FROM COUNCIL APPROVING THE PURCHASE OF EITHER A ROSENBAUER ELECTRIC ENGINE OR A ROSENBAUER AVENGER ENGINE.

WHEREAS, a “type one” fire engine is designed and typically used by municipal fire departments for fighting structural fires; and

WHEREAS, Marina Fire Department has budgeted for a new Fire Engine in the Vehicle Replacement fund; and

WHEREAS, funding is provided for in the Vehicle Replacement Fund; and,

WHEREAS, after evaluating all available data, the Apparatus Specification Committee recommends the purchase of a type one fire engine manufactured by the Rosenbauer America (“Rosenbauer”) firm as the Rosenbauer engine meets or exceeds all the specification requirements of the Marina Fire Department; and

WHEREAS, the City of Marina is a member of Sourcewell, formerly the National Joint-Powers Agency (NJPA), a cooperative purchasing program to assist local government in reducing costs through a nationwide government-to-government procurement service; and

WHEREAS, staff has verified that the proposed agreement with Rosenbauer has properly utilized the Sourcewell bidding process which conforms to California law and City purchasing policies.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Marina does hereby;

1. Consider authorizing the purchase of a Fire Engine budgeted for in the 2020/21 Vehicle replacement fund; and
2. Consider authorizing the City Manager to execute a Letter of intent to purchase one (1) M91x eFire vehicle; and
3. Consider authorizing the allocation of \$200,000 from Unassigned Revenues to place a Refundable Deposit to secure a production slot with Rosenbauer to purchase a M92x e Fire Vehicle Type One Fire Engine; and,
4. Consider authorizing the Finance Director to make necessary accounting and budgetary entries; and,
5. Consider authorizing the City Manager to execute placement of a refundable deposit with Rosenbauer to secure the production slot on behalf of the City subject to final review and approval by the city attorney; and,
6. Return to the City Council Meeting within 90 days for final direction from Council to approve the purchase of either a Rosenbauer Electric Engine or a Rosenbauer Avenger Engine.

Resolution No. 2020-
Page Two

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on March 3, 2020 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ATTEST:

Bruce C. Delgado, Mayor

Anita Sharp, Deputy City Clerk

EXHIBIT A

Status of General Fund Available Revenues, Fiscal Year 2019/20

General Fund Excess of Revenues Over/(Under) Expenditures (1,532,720)
(Page 8, General Fund, Column 9)

Add Back One-time Capital Transfers

Capital Transfers
(1) 3,935,300
Less: Recurring Roads
(2) (1,600,000)

Vehicle Transfer
(3) 812,000
Less: recurring
amounts (4) (507,000)

Less One-time Transfers
net 2,640,300

Unassigned Budgeted Revenues
19/20 1,107,580

Subsequent uses of General Fund Revenues since 7/1/2019

<u>Resolution #</u>	<u>Item</u>	
2019-39	Initial Purchase of Self Contained Breathing Appt.	(39,000)
2019-88	Formation Environmental - GSA	(274,780)
2019-90	IT Server Room	(14,025)
2019-97	Voting Rights - NDC Districting Consulting Grant supported	(34,500)
2019-103	SCBA	(190,233)
2020-Proposed	Fire Engine Deposit - Electric or Gas	(200,000)

Remaining Unassigned Revenues as of 1/31/2020 355,042

(1) Page 10, Summary of Transfers 3rd
grouping

(2) Page 122 #2 Annual Street Resurfacing, less \$120,000 for Flower Circle

(3) Page 10, Summary of Transfer, 4th
grouping

(4) Page 156, Vehicle replacement memo 19/20 purchases

Other Budget Resolutions since 7/1/19

<u>Resolution #</u>	<u>Item</u>	<u>Fund</u>	
	New Image		
2019-83	Landscape	Landscape Districts	960
2019-87	Annual Street Project (5)	462	192,256
2019-89	Airport Runway Addition	555	46,130

(5) The bid over the engineer's estimate fell within budget, but was more than expected

New Grant Awards

2019-	Safer Grant - Annualized Grant Amount - First Year	381,468
2019 -	Safer Grant - SCBA purchase	159,368

City of Marina, CA Fire Department

Letter of Intent

To whom it may concern:

Rosenbauer has received confirmation for a very limited number of critical components for the electric fire truck project from our main supplier Volvo Penta. The demand for these components is being accelerated because of the massive demand by cities and municipalities globally to make the shift away from hydrocarbon - combustion engines. The fire truck market globally is only a fraction of this demand and we strive to get the allocation needed to fill our production demands.

All the 2020 production slots are full, the 2021 slots are limited, and we just kicked CFT North America tour four weeks ago with an enthusiastic reception. We are not sure how long these slots will remain open. Since City of Marina, CA has supported this project since day one, we are asking for this letter of intent to lock in a 2022 production slot.

Please be advised that it is the intent of the City of Marina, CA to purchase one (1) M91x fire vehicle from Rosenbauer. The official purchase order and formal contract are being reviewed up by City of Marina, CA staff at this time.

It is the intent of City of Marina, CA to purchase one (1) M91x eFire vehicle as follows:

Production slot reservation payment	USD 200,000
First payment after the Pre- construction meeting	USD 100,000
Pre shipment payment after inspection at factory	USD 700,000
Final payment after arrival Marina, CA	USD 441,544.40

Total Apparatus Cost, estimated at (Including Ca. State Sales Tax) USD 1,441,544.40

It is the intent of the City of Marina to utilize the USD 200,000 production slot reservation payment offered by Rosenbauer in their bid proposal. This slot reservation payment shall be refundable if after (3) months of the date of payment, the contract negotiations cease, and no purchase order is issued. The City of Marina, CA shall process the reservation payment invoice and payment is due after receiving the invoice. This price does include any State, City or local taxes or fees if applicable in your jurisdiction.

Upon receipt of the Purchase Order, Rosenbauer shall confirm the receipt of the Purchase Order to City of Marina, CA. The balance due shall be paid as per above table, the final payment upon successful delivery and acceptance of the M91x Vehicle to City of Marina, CA following the standard City of Marina, CA accounts payable procedures.

It is the intent of the City of Marina, CA to take delivery of one (1) M91X vehicle from Rosenbauer through its local dealership, Burton's Fire Inc. approximately the end of Q2, 2022, possibly sooner if feasible.

This Letter of Intent is issued and signed by the City of Marina, CA on this the 27th day of January 2020. The official Purchase Order and formally signed contract shall be issued and published as quickly as the paperwork can be processed.

Sincerely,

City of Marina, CA

Name: _____ Title: _____ Date: _____

Rosenbauer

Name: _____ Title: _____ Date: _____

Burton's Fire Inc.

Name: _____ Title: _____ Date: _____

Honorable Mayor and Members of the
Marina City Council

Meeting of
of March 3, 2020

**CITY COUNCIL TO RESERVE AND ALLOCATE SUFFICIENT WATER TO
SERVE A PROPOSED 55,000 SQUARE FOOT ASSEMBLY TENT AND 580,000
SQUARE FOOT AIRCRAFT MANUFACTURING FACILITY LOCATED AT
3200-C IMJIN ROAD (A PORTION OF APN# 031-112-001)**

REQUEST:

It is requested that the City Council consider:

1. Adopting Resolution No. 2020—, reserving and allocating sufficient water to serve a proposed 55,000 square foot assembly tent and 580,000 square foot aircraft manufacturing facility on a ±30-acre project site at 3200-C Imjin Road (a portion of APN# 031-112-001).

BACKGROUND:

On May 23, 2019, the City of Marina Planning Commission approved a Site and Architectural Design Review application submitted by Joby Aero, Inc. for the construction of a 55,000 square foot assembly tent structure to be located on a portion of the south tarmac on the Marina Municipal Airport. The use of the structure is for aeronautical activities associated with manufacturing and assembly of aircraft.

On December 17, 2019, the City Council approved a Ground Lease Agreement for a 217,800 square feet (± 5 gross acres) lease area for the construction of the 55,000 square foot assembly tent structure. Also included within the proposed Ground Lease were two Options: Option Area No. 1. included an additional 566,280 square feet (±13 acres); and, Option Area No. 2. included an additional 522,720 square feet (± 12 acres). The purpose of the two option areas were to provide for the potential construction of two (2) 290,000 square foot buildings (580,000 sf total), subject to the lease options being properly exercised, the Planning Commission approval of the project and CEQA clearance. The entire approximate 30-acre lease and lease option areas are located on the south tarmac of Airport, which are already graded and improved with concrete surfaces (“**EXHIBIT A**”).

On December 19, 2019, the City of Marina Design Review Board considered a Site and Architectural Design Review application for the two (2) 290,000 square foot aircraft manufacturing buildings and adopted a Resolution recommending the Planning Commission approve the site plan design and overall building layout.

On February 27, 2020, the City of Marina Planning Commission considered the proposed project, adopted a Mitigated Negative Declaration for the project and approved the Site and Architectural Review application for the two (2) 290,000 (total 580,000) square foot aviation manufacturing buildings.

ANALYSIS:

The proposed 55,000 square foot assembly tent and the proposed 580,000 square foot aircraft manufacturing facility are new structures and as such required a water needs analysis and allocation. Joby Aero, Inc. has submitted letters requesting water allocations for the structures, along with a Water Usage Estimate Report by Axiom Engineers. The letter included as “**EXHIBIT B**” requests the water allocation for the 55,000 square foot assembly tent and the letter included as “**EXHIBIT C**” includes the water allocation request for the 580,000 square foot manufacturing facilities.

As described in the letters of request, and the supporting Axiom Engineer's Water Usage Estimate Report, the water demand for the proposed facilities was determined using a granular analysis of water consumption and demonstrated a need for a total 15.11-acre feet per year water allocation. The Axiom Water Usage Estimate Reports were reviewed by Marina Coast Water District (MCWD), the City's water purveyor, and their consultant staff of Schaaf and Wheeler Consulting Civil Engineers. MCWD's review resulted in a more conservative recommendation of water consumption consistent with other existing industrial facilities in the area. The calculations performed by MCWD's consultants, provided in **"EXHIBIT D"**, demonstrates a total water demand of 27.2-acre feet per year, divided as follows:

- 55,000 square foot building – Water demand from restrooms and break room facilities for 50 employees = .61-acre feet of water per year
- 580,000 total square foot buildings - Water demand from restrooms, and kitchen f for 600 employees, plus water for a cooling tower and landscaping = 26.6-acre feet of water per year.

As part of the draft Airport Business Park Specific Plan Environmental Impact Report analysis that the Community Development Department is currently processing, a Water Supply Assessment is currently being performed for the City's former fort Ord properties (**"EXHIBIT E"**). The Assessment has evaluated the prior water allocations for the legacy land uses following the closure of Fort Ord (Preston Park, Abrams Park, Equestrian Center, etc.), the entitled developments, and prior water allocations for projects such as the VTC, the Promontory, etc. In the evaluation, Schaaf and Wheeler Consulting Civil Engineers has determined that the prior water demand assumption (and resulting allocation) that has been used for the existing former Fort Ord legacy uses (described above) was greatly inaccurate upon closer examination. This is mainly due to two changes: water meters have now been installed for many parcels that didn't have one prior so the water usage can be more accurately measured, and Preston and Abrams Parks have completed toilet replacements and other water efficiency measures which has lowered consumption. The existing water allocation (assumed demand) for these existing uses was 233.1-acre feet per year. A deeper evaluation and analysis of the actual demand of these existing legacy uses studied by Schaaf and Wheeler Consulting Civil Engineers has determined that the demand is actually 146.7-acre feet per year. Therefore, the water allocation for the existing legacy former Fort Ord uses can be reduced by 91.6-acre feet per year. The summary of this Water Assessment evaluation concluded that there is now a 91.6-acre foot per year surplus that can be used to allocate water to future uses in the City's former Fort Ord properties, which includes the Airport Business Park Specific Plan area and the proposed Joby Aero, Inc. projects.

Staff from the Marina Coast Water District has reviewed the Schaaf and Wheeler Consulting Civil Engineers Water Assessment evaluation information and concurred with its findings. With the updated information that there is a 91.6-acre feet per year water surplus in the City's former Fort Ord properties, it appears there is adequate water to reserve 27.2-acre feet of water necessary for the proposed Joby facilities. The water would remain reserved and will become allocated as follows:

- Upon receiving building permits, payments of associated fees and passing a first inspection for the 55,000 square foot building, the City Successors and assigns .61-acre feet of water per year to the project.
- Upon receiving building permits, payments of associated fees and passing a first inspection for the 580,000 square foot buildings the City Successors and assigns 26.6-acre feet of water per year to the project.

Should Joby Aero, Inc. fail to exercise the options within the allotted time in the Ground Lease, the 26.6-acre feet of water per year reservation for the 580,000 square foot buildings may be reassigned. Furthermore, staff is recommending that the Council include a provision that the water reservation/allocation is a maximum and that the City retains the right to reassign any unused excess determined to exist following evaluation of the single highest water consumption year during the first five (5) years after final occupancy is received and full operation of the 580,000 square foot aviation manufacturing facility begins.

Should the Council provide Joby Aero, Inc. with its necessary 27.2-acre feet per year water reservation/allocation, the City would still retain 64.4-acre feet per year of water for future allocations.

ENVIRONMENTAL DETERMINATION:

The City of Marina Planning Division prepared a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed 580,000 square foot project, pursuant to the requirements of the California Environmental Quality Act (CEQA). At its February 27, 2020 meeting, the Planning Commission approved the Draft IS/MND and Final IS/MND.

COUNCIL PRIORITIES

At the March 2019 City Council retreat, the council identified a number of priorities. Supporting Joby and the job creation resulting from its efforts is one of the established priorities.

FISCAL IMPACT:

There is no current fiscal impact of the proposed action. Allocating the necessary water to allow Joby Aero, Inc. to construct its facilities will generate lease revenue for the Airport and support job creation for the community.

CONCLUSION:

Based on the Schaaf and Wheeler Consulting Civil Engineers prepared Water Supply Assessment, there is adequate water to allocate 27.2-acre feet per year for the proposed Joby Aero, Inc. facilities.

Respectfully submitted,

Matt Mogensen
Assistant City Manager
City of Marina

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina

RESOLUTION NO. 2020-

A RESOLUTION OF CITY COUNCIL OF THE CITY OF MARINA CITY COUNCIL TO RESERVE AND ALLOCATE SUFFICIENT WATER TO SERVE A PROPOSED 55,000 SQUARE FOOT ASSEMBLY TENT AND 580,000 SQUARE FOOT AIRCRAFT MANUFACTURING FACILITY LOCATED AT 3200-C IMJIN ROAD (A PORTION OF APN# 031-112-001)

WHEREAS, on May 23, 2019, the City of Marina Planning Commission approved a Site and Architectural Design Review application submitted by Joby Aero, Inc. for the construction of a 55,000 square foot assembly tent structure to be located on a portion of the south tarmac on the Marina Municipal Airport at 3200-C Imjin Road (a portion Of APN# 031-112-001), and;

WHEREAS, on December 17, 2019, the City Council approved a Ground Lease Agreement for a 217,800 square feet ($\pm$ 5 gross acres) lease area for the construction of the 55,000 square foot assembly tent structure. Also included within the proposed Ground Lease were two Options: Option Area No. 1. included an additional 566,280 square feet ($\pm$ 13 acres); and, Option Area No. 2. included an additional 522,720 square feet ($\pm$ 12 acres), and;

WHEREAS, on December 19, 2019, the City of Marina Design Review Board considered a Site and Architectural Design Review application for two (2) 290,000 square foot aircraft manufacturing buildings (580,000 square feet total) and adopted a Resolution recommending Planning Commission approve the site plan design and overall building layout; and,

WHEREAS, on February 27, 2020, the City of Marina Planning Commission considered the proposed project and adopted a Mitigated Negative Declaration for the project and approved the Site and Architectural Review application for the two (2) 290,000 (total 580,000) square foot aviation manufacturing buildings; and,

WHEREAS, Joby Aero, Inc. has submitted requests water reservations/allocations for the two Planning Commission projects; and,

WHEREAS, said water reservation/allocation requests have been evaluated by MCWD staff and their consultant staff of Schaaf and Wheeler Consulting Civil Engineers. The evaluation resulted in revised water demand calculations and recommendations that water allocations be mad as follows:

- 55,000 square foot building – Water demand from restrooms and break room facilities for 50 employees = .61-acre feet of water per year
- 580,000 total square foot buildings - Water demand from restrooms, and kitchen facility for up to 600 employees, plus water for a cooling tower and landscaping = 26.6-acre feet of water per year

WHEREAS, an evaluation of the existing water allocations and consumption of the former Fort Ord properties prepared by Schaaf and Wheeler Consulting Civil Engineers, has determined that there is a surplus of 91.6-acre feet of water per year in the City's water allocation for the former Fort Ord properties; and,

WHEREAS, the Marina Coast Water District (MCWD), the water purveyor for the area, independently review the Water Usage Estimate Reports provided by Axiom Engineers and the Water Supply Assessment data prepared by Schaaf and Wheeler Consulting Civil Engineers and determined that the City has adequate water supply availability to meet anticipated demands for the proposed Joby Aero, Inc projects, and;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that it hereby reserves and allocates water sufficient to serve the Joby Aero, Inc. 55,000 square foot assembly tent structure and two (2) 290,000 square foot aircraft manufacturing buildings (580,000 square feet total) projects at 3200-C Imjin Road (a portion of APN# 031-112-001) and makes the following findings and determinations:

1. That the above recitations are true and correct, incorporated herein by this reference, and constitute findings of the City Council in this matter, and;
2. That, in light of those considerations set forth in the Water Supply Assessment Report, the City Council hereby finds that, based on the entire record, projected water supplies will be sufficient to satisfy the demands of the proposed project, in addition to existing and planned future uses, and;
3. That, in light of those considerations set forth in the Water Supply Assessment Report, the City Council hereby finds that, based on the entire record, the evidence in the records constitutes substantial evidence to support the actions taken and findings made in this resolution, and;
4. That the City Council does hereby reserve 27.2-acre feet annually of the former Fort Ord Water Allocation to the Joby Aero, Inc. projects described in this Resolution. The 27.2-acre foot annual water reservation will become permanent water allocations as follows:
 - a. Upon receiving building permits, payments of associated fees and passing a first inspection for the 55,000 square foot building, the City Successors and assigns .61-acre feet of water per year to the project.
 - b. Upon receiving building permits, payments of associated fees and passing a first inspection for the 580,000 square foot buildings the City Successors and assigns 26.2-acre feet of water per year to the project.

Should Joby Aero, Inc. fail to exercise the options within the allotted time in the Ground Lease, the 26.2-acre feet of water per year reservation for the 580,000 square foot buildings may be reassigned.

The water reservation/allocation is a maximum and that the City retains the right to reassign any unused excess determined to exist following evaluation of the single highest water consumption year during the first five (5) years after final occupancy is received and full operation of the 580,000 square foot aviation manufacturing facility begins

5. That the allocation of water under this resolution is deemed to be sufficient to meet the water demands associated with the full build-out of the Project in a manner consistent with the Planning Commission's approval of the proposed project.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 3rd day of March 2020, by the following vote:

AYES, COUNCIL MEMBERS:

NOES, COUNCIL MEMBERS:

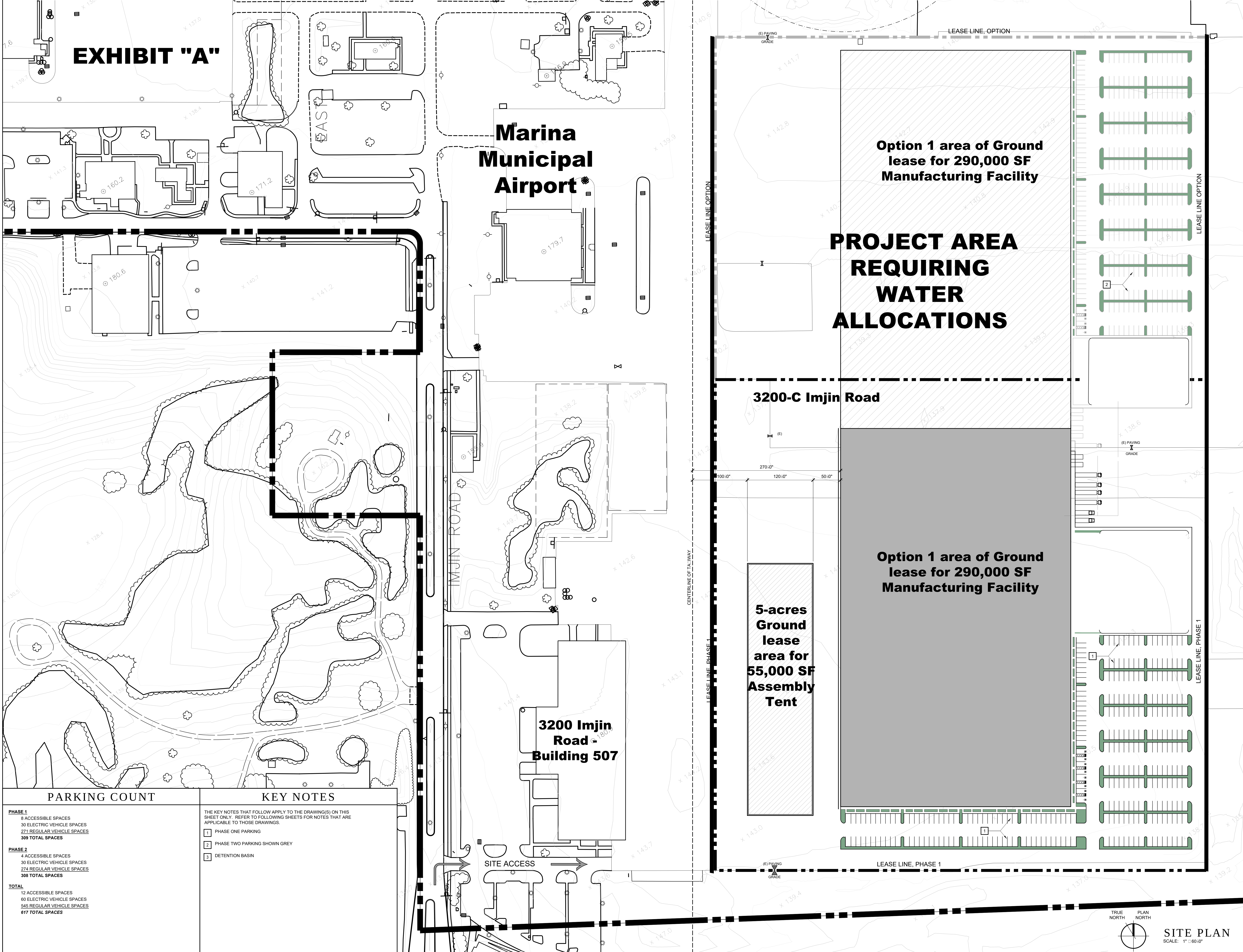
ABSENT, COUNCIL MEMBERS:

ABSTAIN, COUNCIL MEMBERS:

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk



PARKING COUNT	KEY NOTES
PHASE 1 8 ACCESSIBLE SPACES 30 ELECTRIC VEHICLE SPACES 271 REGULAR VEHICLE SPACES 309 TOTAL SPACES	THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.
PHASE 2 4 ACCESSIBLE SPACES 30 ELECTRIC VEHICLE SPACES 274 REGULAR VEHICLE SPACES 308 TOTAL SPACES	1 PHASE ONE PARKING
TOTAL 12 ACCESSIBLE SPACES 60 ELECTRIC VEHICLE SPACES 545 REGULAR VEHICLE SPACES 617 TOTAL SPACES	2 PHASE TWO PARKING SHOWN GREY
	3 DETENTION BASIN

WR&D

WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100

MONTEREY, CALIFORNIA 93940

PHONE: 831.649.4642

FA: 831.649.3530

WWW.WRDARCH.COM

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JOB AVIATION SITE PACKAGE

JOB AVIATION
781 NEESON RD.
MARINA, CA 93933

AP N. NO.: 031-111-037-000

JOB NO.
18068

PRINT DATE:
PLOT DATE: 8.16.2019

DRAWN BY:

CHECKED BY:

SET ISSUED:

SHEET NAME:

ELARGED
SITE PLAN

SHEET NO:

A101

FILE NAME: 18068-A101

7



February 24, 2020

To: Matthew Mogensen
Deputy City Manager, Marina, CA
211 Hillcrest Ave
Marina, CA 93933

From: Dan Coughlin
Special Projects
340 Woodpecker Ridge
Santa Cruz, CA 95060

Subject: Joby Tent Project Request for Water Allocation

Enclosed: Axiom Water Usage Analysis

This letter serves as a request for water allocation for the tent project on the Marina Municipal Airport.

As required by the Marina Coast Water District's (MCWD) Infrastructure Agreement, Joby respectfully requests 0.17 acre-ft as allocation for the 55,000 sq. ft tent currently under construction on the tarmac located at 3200 Imjin Rd., Marina, California.

Enclosed is the water use calculations provided by Axiom Engineering, Inc. in Monterey, CA. As discussed previously, the Joby manufacturing process requires virtually no water. The requested allocation is to accommodate up to 50 employees with only a breakroom and bathrooms.

We kindly request this be approved at the upcoming City Council Meeting to enable the Infrastructure Agreement to be approved at the mid-March MCWD Board Meeting.

Please contact me at the number below if you have any questions.

Dan Coughlin

Dan Coughlin
dan.coughlin@jobyaviation.com
(714) 488-9329
Joby Aero, Inc.



February 21, 2020

20190247

Henry Ruhnke
WRD Architects
2340 Garden Road, Suite 100
Monterey, California 93940

Re: **Joby Aviation**
Water Usage Estimate Assembly Tent

This abbreviated report provides an engineering estimate of the water consumption of this facility at buildout.

Basis:

1. Assembly Tent, total area 55,000 square feet
2. There will be a breakroom
3. There will be 50 employees per day
4. Total days of operation per year is 225 days

Assumptions:

1. The employee ratio is 70% male and 30% female

Conversions:

1. 325,380 gallons per acre foot

Per the Monterey Peninsula Water Management District (MRWMD) Rule 24, Table 2, Non-Residential Water Use Factors, for a Group 1, Warehouse the water usage is 0.00007 Acre feet of water per square foot per year.

Based on this, the consumption would be: $55,000 \text{ SF} \times 0.00007 \text{ AF/SF} \times \text{Yr} = \underline{3.85 \text{ AF/Yr}}$.

This water usage does not seem reasonable given the size of the building and anticipated occupancy and usage.

Monterey - Santa Cruz - Napa

Axiom EngineersSM is a Service Mark of Axiom Engineers, Inc., a California Corporation.

Corporate Office
22 Lower Ragsdale Dr., Suite A
Monterey, CA 93940

Phone (831) 649 8000

Fax (831) 649 8038

axiomengineers.com



February 24, 2020

Henry Ruhnke/WRD Architects
February 21, 2020 . . . Page 2 . . . File #20190247

Re: **JOBY AVIATION WATER USAGE ESTIMATE ASSEMBLY TENT**

Develop a more granular analysis of water consumption.

Use high efficiency water fixtures, conforming to California Green Building Code

Toilets: 1.0 gallons per flush, flush valve

Urinals: Waterless

Lavatories: metering, 0.2 gallons per cycle

Assumptions:

Male employees use toilet 2 times per day, and urinal 2 times per day and Lav 4 times per day

Female employees use toilet 4 times per day, and Lav 4 times per day

Daily water usage:

Male employees- 2.4 gallons per day

Female employees- 4.4 gallons per day

Toilet room water usage:

35 male employees * 2.4 gallons per day = 84 gallons per day

15 female employees * 4.4 gallons per day = 66 gallons per day

Total consumption: 150 gallons per workday

Breakroom water usage:

Assume 2 gallons per person per day for dish/utensil washing

50 employees per day * 2 gallons = 100 gallons per workday

Average water use per workday: 250 gallons per day

Total consumption per year: $250 * 225 = 56,250$, gallons per year

Total consumption per year: .17-acre feet per year.

Average daily usage, based on 365 days/year: $56,250/365 = 154$ gallons per day.



February 24, 2020

Henry Ruhnke/WRD Architects
February 21, 2020 . . . Page 3 . . . File #20190247

Re: **JOBY AVIATION WATER USAGE ESTIMATE ASSEMBLY TENT**

Cordially,
AXIOM ENGINEERSSM

William M. Estes, PE
Principal



February 24, 2020

To: Matthew Mogensen
Deputy City Manager, Marina, CA
211 Hillcrest Ave
Marina, CA 93933

From: Amy Gross
Sustainability Manager
340 Woodpecker Ridge
Santa Cruz, CA 95060

Subject: Joby Large Production Facility: Request for Water Allocation

Enclosed: Axiom Engineering Water Usage Estimate Main Building

This letter serves as a request for water allocation for the large 580,000 sq ft production facility project on the Marina Municipal Airport.

As required by the Marina Coast Water District's (MCWD) Infrastructure Agreement, Joby respectfully requests 15.11 acre-ft/year as allocation for a 580,000 sq. ft. facility currently under consideration by the Marina Planning Commission. This facility is to be located at the south tarmac adjacent to 3200 Imjin Rd.

Enclosed is the water use calculations provided by Axiom Engineering, Inc. in Monterey, CA. As discussed previously, the Joby manufacturing process requires virtually no water. The requested allocation is to accommodate up to 600 employees per shift including supporting equipment and employee restroom/breakroom and kitchen facilities.

We kindly request this be approved at the upcoming City Council Meeting.

Please contact me at the number below if you have any questions.

Amy Gross

Amy Gross
amy.gross@jobyaviation.com
(831) 247-0662
Joby Aero, Inc.



February 24, 2020

20190247

Henry Ruhnke
WRD Architects
2340 Garden Road, Suite 100
Monterey, California 93940

Re: **Joby Aviation**
Water Usage Estimate Main Building

This abbreviated report provides an engineering estimate of the water consumption of this facility at buildout.

Basis:

1. Manufacturing facility, total area 580,000 square feet
2. Assembly Tent, total area 55,000 square feet (separate allocation, not included in this analysis)
3. There will be a full commercial kitchen serving meals to employees
4. There will be 600 employees per shift, 3 shifts per day
5. Total days of operation per year is 240 days

Assumptions:

1. The employee ratio is 70% male and 30% female

Conversions:

1. 325,380 gallons per acre foot

Develop granular analysis of water consumption.

Use high efficiency water fixtures, conforming to California Green Building Code

Toilets: 1.0 gallons per flush, flush valve

Urinals: Waterless

Lavatories: metering, 0.2 gallons per cycle

Commercial kitchen with all water conserving features required per California Code

Monterey - Santa Cruz - Napa

Axiom Engineers™ is a Service Mark of Axiom Engineers, Inc., a California Corporation.

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22 Lower Ragsdale Dr., Suite A
Monterey, CA 93940

Phone (831) 649 8000
Fax (831) 649 8038

axiomengineers.com



February 24, 2020

Henry Ruhnke/WRD Architects
February 24, 2020 . . . Page 2 . . . File #20190247

Re: **JOBY AVIATION WATER USAGE ESTIMATE MAIN BUILDING**

Assumptions:

Male employees use toilet 2 times per day, and urinal 2 times per day and Lav 4 times per day

Female employees use toilet 4 times per day, and Lav 4 times per day

Daily water usage:

Male employees- 2.4 gallons per day

Female employees- 4.4 gallons per day

Toilet room water usage:

1260 male employees *2.4 gallons per day = 3,024 gallons per day

540 female employees * 4.4 gallons per day= 2,376 gallons per day

Total consumption: 5,400 gallons per workday

Restaurant water usage:

Use MRWMD usage factor for a Full Service restaurant at 0.02 AF/Seat

Assume 300 seats in restaurant, based on ½ employees able to eat at a time during each shift

Water usage for Restaurant: 300 seats*0.02 AF/seat= 6.0 AF/year

Convert to daily use: 6.0 AF/yr*325,380 gallons/AF*240 work days per year = 8,134 gallons per work day

Cooling Tower water usage:

Use a 1,000 ton cooling tower operating for 6 hours per day, 100 days per year, with 3 cycles of concentration.

Water use is 35 gallons per minute when operating

Chiller off during economizer hours, and no water consumed during off periods

Annual usage: (35 gallons/minute)*(60 min/hr)*(6hr/day)*(100 day/yr) = 1,260,000 gallons/yr

Total consumption: 1,260,000/225 = 5,600 gallons per work day

Landscape water usage:

Per Landscape Architect, the expected water usage is 1.0 acre feet per year.

Total consumption: 325,380/240 = 1,355 gallons per work day



February 24, 2020

Henry Ruhnke/WRD Architects
February 24, 2020 . . . Page 3 . . . File #20190247

Re: **JOBY AVIATION WATER USAGE ESTIMATE MAIN BUILDING**

Recap:

Usage normalized to per work day

Toilet use:	5,400
Restaurant use:	8,134
Cooling Tower use:	5,600
Irrigation use:	1,355
Total daily use:	20,489 gallons per work day

Yearly usage:

Based on a 240 days of work per year

$240 * 20,489 = 4,917,360$ gallons per year

= **15.11 acre feet per year**

= 0.000026 AF/SF per year

Cordially,
AXIOM ENGINEERSSM

A handwritten signature in blue ink that reads "William M. Estes".

William M. Estes, PE
Principal

Exhibit "D"

Schaaf and Wheeler Consulting Civil Engineers (MCWD Consultant Staff) Water Usage Estimate
Calculations and Recommendations
2/26/20

Use Comparison

Address	Size	2017 USE		Rate
	SF	HCF	AFY	AFY/SF
711 Neeson	26,200	65	0.15	0.000006
730 Neeson	12,850	62	0.14	0.000011
738 Neeson	15,500	107	0.25	0.000016
742 Neeson	12,400	24	0.06	0.000004
742 Neeson-Irrig	4,000	43	0.10	0.000025

Recommend

Joby-Tent	55,000		0.61	0.000011
Joby-Building				
Manufacturing	580,000		14.5	0.000025 running 3-shifts
Dining	300 seats		7.2	0.024 AFY/seat
Cooling Tower			3.9	from Axiom
Irrigation			1	from Axiom
			26.5	

Exhibit "E"

Marina Former Fort Ord Water Supply Assessment
Performed by Schaaf and Wheeler Consulting Civil Engineers (MCWD Consultant Staff)

Marina Airport Specific Plan

Land Use	Lot Area (AC)	FAR	Maximum Floor Area (SF)	Landscape Area (AC)	Site Classification	Building Demand Factor (AFY/SF)	Landscape Factor (AFY/AC)	Potable Water Demand (AFY)	Nonpotable Water Demand (AFY)
City Property									
Commercial/Mixed Use	3.50	0.30	45,738	0.35	Office/Commercial	0.0003	2.1	13.7	0.7
Business Aviation Reserve	14.53	0.30	189,878	1.45	Light Industrial	0.00015	2.1	28.5	3.1
Business Aviation Reserve /Overlay	2.91	0.40	50,704	0.29	Light Industrial	0.00015	2.1	7.6	0.6
Business Park	39.57	0.30	517,101	3.96	Office/Research & Development	0.000135	2.1	69.8	8.3
Business Park /Overlay	3.20	0.40	55,757	0.32	Office/Research & Development	0.000135	2.1	7.5	0.7
Roadway Landscape	8.96		N/A	1.24	Non-Turf Landscape	N/A	2.1	0.0	2.6
Central Park	1.00		N/A	1.00	Non-Turf Landscape	N/A	2.1	0.0	2.1
Natural Open Space	3.84		N/A	0.00	N/A	N/A	N/A	0.0	0.0
Subtotal:	77.51		859,177					127.1	18.1
UC Property									
Research & Development	33.14	0.30	433,074	3.31	Office/Research & Development	0.000135	2.1	58.5	7.0
Research & Development /Overlay	4.50	0.40	78,408	0.45	Office/Research & Development	0.000135	2.1	10.6	0.9
Commercial/Mixed Use (Note 1)	19.01	0.30	248,423	1.90	Office/Commercial	0.0003	2.1	74.5	4.0
Roadway Landscape	9.63		N/A	3.05	Non-Turf Landscape	N/A	2.1	0.0	6.4
Central Park	1.00		N/A	1.00	Non-Turf Landscape	N/A	2.1	0.0	2.1
Natural Open Space	5.24		N/A	0.00	N/A	N/A	N/A	0.0	0.0
Subtotal:	72.52		759,904					143.6	20.4
Totals:	150.03		1,619,082					270.7	38.5

Note 1: Approximately 2.25 acres of this area is already developed. Existing water use is under 2 AFY.

City of Marina

Sub-allocations To	Suballocation Amount (AFY)	Resolution No.	Date	Notes:
Existing Use	146.7			Preston Park, Abrams Park, Airport, Veterans Housing, etc.
Marina Heights	292.4	2004-41	3/3/2004	renamed Sea Haven
University Villages	593.0	2005-129	5/31/2005	renamed Dunes on Monterey Bay
Cypress Knolls	156.1	2006-289	11/8/2006	
MPC - 12th St Campus	7.0	2007-xx	2/6/2007	
Imjin Office Park	0.0			IS-MND projected 11.76 AFY. No formal allocation made
CHOMP Wellness Center	0.0			21 AFY, Subset of University Villages
Rock Rose Gardens	4.9	PC2011-07	6/9/2011	Planning commission, existing demand formalized as allocation
Promontory Apartments	33.3	2013-86	7/2/2013	
Veterans Transition Center	15.0	Agreement	1/5/2018	Army transferred supply for VTC in 2018
Marina-Ord Total:	1,248.4			
FORA Allocation:	1,340.0			
Marina-Ord Unallocated:	91.6			

	Marina		UC MBEST		
	GW	RW	GW	RW	
FORA Allocation	1340.0	345.0	230.0	60.0	
Current Use (2019)	400.2	0.0	1.8	0.0	
Allocated Not Built	851.1	0.0	0.0	0.0	
Balance	88.8	345.0	228.2	60.0	
Airport S.P.	127.1	18.1	143.6	20.4	
Balance	-38.4	326.9	84.6	39.6	
Pending Projects					Notes:
Joby Aero	15				per IS/ND
West Campus			98.01		50-acres, Lt Ind
East Campus			60		240 homes

February 28, 2020

Item No. **11c**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of March 3, 2020

**CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2020-,
AUTHORIZING THE CITY MANAGER TO EXECUTE A REIMBURSEMENT
AGREEMENT BETWEEN THE CITY OF MARINA, THE CITY OF SEASIDE,
AND THE MONTEREY COUNTY REGIONAL FIRE DISTRICT WHICH WILL
REIMBURSE MONTEREY COUNTY REGIONAL FIRE DISTRICT FOR
PROPERTY TAX REVENUES THAT WILL BE REDISTRIBUTED IF FOR A
ISSUES A BLIGHT REMOVAL BOND PRIOR TO THE SUNSET OF FORA ON
JUNE 30, 2020 AND AUTHORIZING THE FINANCE DIRECTOR TO MAKE
NECESSARY ACCOUNTING AND BUDGETARY ENTRIES**

REQUEST:

It is requested that the City Council:

1. Adopt Resolution No. 2020-, authorizing the City Manager to execute a reimbursement agreement between the City of Marina, the City of Seaside, and the Monterey County Regional Fire District.
2. Authorize the City Manager and City Attorney to revise the dollar amounts listed for reimbursement depending on the dollar amount of the FORA blight removal bond.
3. Authorize the Finance Director to make necessary accounting and budgetary entries.

BACKGROUND:

FORA is scheduled by statute to dissolve on June 30, 2020, and prior to its dissolution, the FORA Board of Directors intends to issue bonds under the Marks-Roos Act to raise up to the amount of \$55 million in net Bond proceeds, to be repaid over a 20-year term (FYs ending 2021-2040) to be expended towards remediation of the remaining blighted property on former Fort Ord and payment of related costs. The Bonds are to be secured by a pledge of, and are to be repaid with, tax increment funds allocated to FORA. After FORA's dissolution by law these funds will continue to be paid to the accounts of FORA as needed to pay debt obligations incurred by FORA prior to its dissolution.

The issuing of these bonds are critical for the removal of the remaining blight in Marina left from the former Fort Ord. In order to get in front of any possible legal challenges to the bond, on January 28, 2020, FORA filed a Complaint for Validation in the Monterey County Superior Court seeking judicial validation of the Bonds.

The issuance of Bond debt by FORA prior to its dissolution will impact the redistribution of property tax revenues that would have otherwise been received by taxing entities on former Fort Ord after FORA is dissolved. Currently under an agreement with the County, the Monterey County Fire District is entitled to a percentage of the County's share of property tax revenue generated by the County's East Garrison development project ("County-District Agreement").

Issuance of the bonds will result in the District receiving less in property taxes under the County-District Agreement and from residual distributions of property taxes than the District anticipated. Projections of property tax revenues over the expected term of the bonds show that the District may receive \$4,941,101 less in property tax revenues over 20 years as a result of the issuance of the bonds in an amount of \$55 million dollars.

Marina and Seaside are expected to receive significant benefits from the issuance of the bonds including funding necessary to remove the remaining blight at the former Fort Ord. Marina and Seaside have determined that it is in each of their best interests to mitigate the impacts of the issuance of the Bonds on the District by entering into this Agreement, providing financial mitigation payments to the District.

ANALYSIS:

The attached reimbursement agreement (**EXHIBIT A**) specifies the terms of the agreement. The City of Marina and the City of Seaside would split 50/50 the loss of revenues from the Monterey County Fire District's share of property tax generated by the County's East Garrison development project.

Economic & Planning Systems, Inc. (EPS) conducted a study to evaluate the building removal bond impact on the Monterey County Regional Fire District over 20 years if a \$55 million dollar blight removal bond is issued. Table 1 (**EXHIBIT B**) shows the estimated annual impact over 20 years. For year fiscal year 2021 the impact would be \$250,996 and Marina and Seaside would split this cost 50/50, so the cost to Marina would be \$125,498. If the Bond is less than \$55 million, the cost to Marina would be reduced proportionately.

FISCAL IMPACT:

This is an unfunded cost that would need to be funded annually from the City's General Fund. Marina is expected to receive up to \$30 million dollars from the blight removal bond to remove blight in the City of Marina. Additionally, with the blight gone, it is expected that development will more easily occur on these properties which would provide for additional tax revenues which would off set this reimbursement cost to the County Fire District.

CONCLUSION:

This request is submitted for City Council consideration.

Layne P. Long
City Manager
City of Marina

RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA AUTHORIZING THE CITY MANAGER TO EXECUTE A REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF MARINA, THE CITY OF SEASIDE, AND THE MONTEREY COUNTY REGIONAL FIRE DISTRICT WHICH WILL REIMBURSE MONTEREY COUNTY REGIONAL FIRE DISTRICT FOR PROPERTY TAX REVENUES THAT WILL BE REDISTRIBUTED IF FORA ISSUES A BLIGHT REMOVAL BOND PRIOR TO THE SUNSET OF FORA ON JUNE 30, 2020 AND AUTHORIZING THE FINANCE DIRECTOR TO MAKE NECESSARY ACCOUNTING AND BUDGETARY ENTRIES

WHEREAS, FORA is scheduled to sunset on June 30, 2020, and prior to its dissolution, the FORA Board of Directors intends to issue bonds under the Marks-Roos Act to raise up to the amount of \$55 million in net Bond proceeds, to be repaid over a 20-year terms to be expended towards remediation of the remaining blighted property on former Fort Ord; and

WHEREAS, on January 28, 2020 FORA filed a Complaint for Validation in the Monterey County Superior Court seeking judicial validation of the Bonds; and

WHEREAS, the issuance of Bond debt by FORA prior to its dissolution will impact the redistribution of property tax revenues that would have otherwise been received by taxing entities on former Fort Ord and FORA is dissolved; and

WHEREAS, the issuance of bonds will result in the Monterey County Fire District receiving less in property taxes under the County-District Agreement and from residual distribution of property taxes; and

WHEREAS, the City of Marina and Seaside are expected to receive significant benefits from the issuance of the Bonds including funding necessary to remove the remaining blight at the former Fort Ord; and

WHEREAS, the City Marina and Seaside have determined that it is in each of their best interests to mitigate the impacts of the issuance of the Bonds on the Monterey County Fire District by entering into an agreement; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that does hereby:

1. Authorize the City Manager to execute a reimbursement agreement between the City of Marina, the City of Seaside, and the Monterey County Regional fire District,
2. Authorize the City Manager and City Attorney to revise the dollar amounts listed for reimbursement depending on the dollar amount of the FOR A blight removal bond,
3. Authorize the Finance Director to make necessary accounting and budgetary entries.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 3rd day of March 2020, by the following vote:

AYES: COUNCIL:

NOES: COUNCIL:

ABSTAIN: COUNCIL:

ABSENT: COUNCIL:

ATTEST:

Bruce C. Delgado, Mayor

Anita Sharp, Deputy City Clerk

DRAFT – 02/27/2020

**REIMBURSEMENT AGREEMENT
BETWEEN THE
CITY OF MARINA, THE CITY OF SEASIDE, AND THE
MONTEREY COUNTY REGIONAL FIRE DISTRICT**

THIS AGREEMENT is made and entered into on _____, 2020 (the “Reference Date”) by and between the **CITY OF MARINA**, a California charter city (hereinafter referred to as “Marina”) the **CITY OF SEASIDE**, a California general law city (hereinafter referred to as “Seaside”), and the **MONTEREY COUNTY REGIONAL FIRE DISTRICT**, a California fire protection district formed under California Health & Safety Code §13800 *et seq.* (hereinafter referred to as the “District”). Marina, Seaside and the District are sometimes individually referred to as "Party" and collectively as the "Parties" in this Agreement.

Recitals

- A. The Fort Ord Reuse Authority (hereinafter referred to as “FORA”), a public corporation of the State of California, was formed to plan, finance and manage the transition of the former Fort Ord from military to civilian use. FORA is authorized by law to issue bonds to fund base-wide improvements (Govt. Code §67679(d)).
- B. FORA is scheduled by statute to dissolve on June 30, 2020, and prior to its dissolution, the FORA Board of Directors intends to issue bonds under the Marks-Roos Act (hereinafter referred to as the “Bonds”) to raise up to the amount of \$55 million in net Bond proceeds, to be repaid over a 20-year term (FYs ending 2021-2040) to be expended towards remediation of the remaining blighted property on former Fort Ord and payment of related costs. The Bonds are to be secured by a pledge of, and are to be repaid with, tax increment funds allocated to FORA. After FORA’s dissolution by law these funds will continue to be paid to the accounts of FORA as needed to pay debt obligations incurred by FORA prior to its dissolution.
- C. On January 28, 2020, FORA filed a Complaint for Validation in the Monterey County Superior Court seeking judicial validation of the Bonds.
- D. The issuance of Bond debt by FORA prior to its dissolution will impact the redistribution of property tax revenues that would have otherwise been received by taxing entities on former Fort Ord after FORA is dissolved.
- E. Marina, Seaside and the County of Monterey (hereinafter referred to as the “County”) are FORA member entities and taxing entities on former Fort Ord.
- F. Under an agreement with the County, the District is entitled to a percentage of the County’s share of property tax revenue generated by the County’s East Garrison development project ("County-District Agreement").

G. Issuance of the bonds will result in the District receiving less in property taxes under the County-District Agreement and from residual distributions of property taxes than the District anticipated. Projections of property tax revenues over the expected term of the bonds show that the District may receive \$4,941,101 less in property tax revenues as a result of the issuance of the bonds.

H. Marina and Seaside are expected to receive significant benefits from the issuance of the bonds including funding necessary to remove the remaining blight at the former Fort Ord. Marina and Seaside have determined that it is in each of their best interests to mitigate the impacts of the issuance of the Bonds on the District by entering into this Agreement, providing financial mitigation payments to the District.

Terms and Conditions

In consideration of the mutual promises contained herein, Marina, Seaside and the District agree to the following terms and conditions:

1. **Recitals.** The Recitals set forth above are true and correct and are incorporated into this Agreement by this reference.

2. **Marina and Seaside to Reimburse the District.** The Parties acknowledge and agree that the issuance of the Bonds by FORA will result in a loss of tax revenue which would otherwise be received by the District and both Marina and Seaside agree that because of the benefit each receives from the operations of the District, including the District providing mutual aide to Marina and to Seaside, the benefits that Marina and Seaside will receive from the issuance of the Bonds, and the financial impact that the issuance of the Bonds will have on the District, each should pay its fair share to reimburse the District for property tax revenue that but for issuance of the Bonds would be received by the District under the terms of the County-District Agreement and as part of residual property tax distributions.

3. **Fair Share Reimbursement Payment.** Marina and Seaside shall each pay to the District the total amount of \$2,470,550.50 in annual installments in accordance with the Payment Schedule attached hereto as **Exhibit A** and by this reference made a part hereof. Payment in any fiscal year shall be subject to Article XIIIB of the California Constitution (the “Gann Appropriations Limit”) which limits the amount of the proceeds of taxes cities can expend each fiscal year.

4. **Timing of Annual Payment.** Payment shall be due no later than June 1st of each year . Marina and Seaside shall each be independently responsible to meet their respective annual payment obligations. Liability for failure to make any payment shall not be joint.

5. **District Concurrence in Bond Issuance.** The District concurs in the issuance of the Bonds and agrees not to oppose the Complaint for Validation or otherwise impede, challenge, protest, object to or take any action affecting or in opposition to any matters in connection with or related to the issuance of the Bonds by for a, the expenditure of the Bond proceeds or any other actions related to the Bonds taken by FORA, Marina, or Seaside.

6. **No Legal Relationship.** The Parties disclaim any partnership, joint venture, fiduciary or agency status or relationship between them. No Party has the authority to make any representation or warranty or incur any obligation or liability on behalf of another Party, nor shall any Party make any representation to any third party inconsistent with this paragraph.

7. **Term.** The term of this Agreement shall begin on the date the Bonds are issued for sale to investors (the “Effective Date”). Marina and Seaside’s obligation to reimburse the District for tax revenue shall not extend past June 30, 2040 and shall terminate automatically upon payment of the final annual installment payment as described in Section 3. In the event the Bonds are issued by FORA but in an amount or for a term other than as described in the Recitals, this Agreement may be amended in writing as provided herein. In the event the Bonds are not issued by FORA on or before June 30, 2020, this Agreement shall be null and void.

8. **Attorney's Fees.** In the event of any controversy, claim or dispute relating to this Agreement, or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees and costs.

9. **Severability.** In the event any part of this Agreement is declared by a court of competent jurisdiction to be invalid, void or unenforceable, such part shall be deemed severed from the remainder of the Agreement and the remaining provisions shall continue in full force without being impaired or invalidated in any way.

10. **Assignment** No Party may assign this Agreement, or any part hereof, without written consent and prior approval of all other Parties and any assignment without said consent shall be void and unenforceable. The covenants and agreements of this Agreement shall inure to the benefit of, and shall be binding upon, each of the Parties and their respective successors and assignees.

11. **Amendment.** No amendment, modification, alteration or variation of the terms of this Agreement shall be valid unless made in writing and signed by authorized representatives for all the Parties hereto and no oral understanding or agreement not incorporated herein shall be binding on any of the Parties hereto.

12. **Law & Venue.** This Agreement shall be deemed an Agreement under the laws of the State of California and for all purposes shall be interpreted in accordance with such laws. All Parties hereby agree and consent to the exclusive jurisdiction of the courts of the State of California and that the venue of any action brought thereunder shall be Monterey County, California.

13. **No Liability of Officials/Employees.** No elected or appointed official, officer, agent, employee, consultant or counsel of Marina or Seaside shall be personally liable to another Party hereto or to any successor in interest in the event of any default or breach by Marina or Seaside or for any amount that may become due to the District or its successors or on any obligations under the terms of this Agreement.

14. **Time of the Essence.** Time is of the essence for each and every provision of this Agreement.

15. **Waiver.** The waiver by any Party of any right granted to it hereunder shall not be deemed a waiver of any other right or of a subsequent right obtained by reason on the matter previously waived.

16. **Notices.** Any notice which any Party may desire to give to another Party or Parties under this Agreement must be in writing and may be given either by (i) personal service with return receipt or affidavit of delivery, (ii) delivery by a reputable document delivery service such as, but not limited to, FedEx, that provides a receipt showing date and time of delivery, or (iii) by mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the Party as set forth below or at any other address as that Party may later designate by written notice provided in accordance with this Section. Notice shall be effective upon delivery to the address specified below or on the third business day following deposit with the document delivery service or United States Mail as provided above.

To Marina: City of Marina
Attn: City Manager
211 Hillcrest Avenue
Marina, CA 93933

To Seaside: City of Seaside
Attn: City Manager
440 Harcourt Avenue
Seaside, CA 93955

To District: Monterey County Regional Fire District
Attn: Fire Chief
19900 Portola Drive
Salinas, CA 93908

17. **Authority.** Each Party to this Agreement represents and warrants to the other Parties that it is authorized to execute, deliver and perform this Agreement and the terms and conditions hereof are valid and binding obligations of the party making this representation.

18. **No Third Party Beneficiaries.** There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

19. **Binding on Successors.** This Agreement shall be binding on and inure to the benefit of the Parties hereto and their respective heirs, legal representatives, successors, and assigns.

20. **Construction/Headings.** The Parties waive the application of any rule of law relating to the construction of this Agreement that provides in effect that ambiguous or conflicting terms or provisions should be construed against the party who prepared this Agreement or any earlier draft thereof. The headings in this Agreement are for reference only and shall not limit or define the meaning of any provision of this Agreement.

21. **Counterparts.** This Agreement may be signed in counterparts, each of which shall constitute an original, but all of which shall constitute one and the same agreement. The signature page of this Agreement or any Amendment may be executed by way of a manual or authorized signature. Delivery of an executed counterpart of a signature page to this Agreement

or an Amendment by electronic transmission scanned pages shall be deemed effective as a delivery of a manually or digitally executed counterpart to this Agreement or any Amendment.

22. **Effective Date.** The Effective Date of this Agreement shall be the date the Bonds are issued for sale to investors.

23. **Entire Agreement.** This Agreement contains the entire understanding between the Parties and supersedes any prior written or oral understandings and agreements regarding the subject matter of this Agreement. There are no representations, agreements, arrangements or understandings, or written, between the Parties relating to the subject matter of this Agreement which are not fully expressed herein.

24. **Further Assurances.** The Parties shall cooperate, take such additional actions, sign such additional documentation, and provide such additional information as reasonably necessary to accomplish the objective set forth in this Agreement.

IN WITNESS WHEREOF, Marina, Seaside and the District by their duly authorized representatives, have executed this Agreement on the date(s) set forth below. The latter date shall be the Reference Date.

CITY OF MARINA

By: _____
Layne Long,
City Manager

Date: _____ 2020

Approved as to form:

By: _____
City Attorney

CITY OF SEASIDE

By: _____
Craig Malin
City Manager

Date: _____ 2020

Approved as to form:

By: _____
City Attorney

MONTEREY COUNTY REGIONAL FIRE DISTRICT

By: _____

Its Board Chair

Date: _____ 2020

Approved as to form:

By: _____
District Legal Counsel

EXHIBIT A**PAYMENT SCHEDULE**

For FY Ending	Payment Due from from Marina	Payment Due from Seaside
2021	\$125,498.00	\$125,498.00
2022	\$146,269.50	\$146,269.50
2023	\$155,862.00	\$155,862.00
2024	\$155,755.00	\$155,755.00
2025	\$155,801.00	\$155,801.00
2026	\$155,827.00	\$155,827.00
2027	\$155,863.50	\$155,863.50
2028	\$155,896.50	\$155,896.50
2029	\$155,729.00	\$155,729.00
2030	\$155,778.50	\$155,778.50
2031	\$155,838.50	\$155,838.50
2032	\$155,852.50	\$155,852.50
2033	\$155,811.00	\$155,811.00
2034	\$155,890.00	\$155,890.00
2035	\$ 65,817.00	\$ 65,817.00
2036	\$ 65,688.00	\$ 65,688.00
2037	\$ 65,798.00	\$ 65,798.00
2038	\$ 65,820.00	\$ 65,820.00
2039	\$ 65,755.50	\$ 65,755.50
2040	\$ -0-	\$ -0-
Total	\$2,470,550.50	\$2,470,550.50

EXHIBIT B

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Table 1
Fort Ord Reuse Authority Tax Increment Analysis
Fire District Share of Property Tax Increment Comparison

FY Ending	Base Case: No FORA Dissolution; No Bonds	Alternative 1: FORA Dissolution; Bonds	Alternative 2: FORA Dissolution; No Bonds	Difference Between Alternative 1 and Alternative 2
<i>Source:</i>	<i>Table 2</i>	<i>Table 3</i>	<i>Table 4</i>	
2021	\$617,228	\$696,416	\$947,412	\$250,996
2022	\$692,238	\$770,008	\$1,062,547	\$292,539
2023	\$787,524	\$897,083	\$1,208,807	\$311,724
2024	\$837,234	\$973,599	\$1,285,109	\$311,511
2025	\$887,561	\$1,050,757	\$1,362,359	\$311,601
2026	\$903,972	\$1,075,894	\$1,387,548	\$311,653
2027	\$920,710	\$1,101,514	\$1,413,241	\$311,727
2028	\$937,784	\$1,127,655	\$1,439,448	\$311,793
2029	\$955,199	\$1,154,721	\$1,466,179	\$311,458
2030	\$972,962	\$1,181,888	\$1,493,445	\$311,557
2031	\$991,081	\$1,209,579	\$1,521,256	\$311,677
2032	\$1,009,562	\$1,237,918	\$1,549,623	\$311,705
2033	\$1,028,412	\$1,266,936	\$1,578,558	\$311,622
2034	\$1,047,640	\$1,296,291	\$1,608,071	\$311,780
2035	\$1,067,252	\$1,506,541	\$1,638,175	\$131,634
2036	\$1,087,257	\$1,537,505	\$1,668,881	\$131,376
2037	\$1,107,661	\$1,568,605	\$1,700,200	\$131,596
2038	\$1,128,474	\$1,600,506	\$1,732,146	\$131,641
2039	\$1,149,702	\$1,633,221	\$1,764,732	\$131,511
2040	\$1,168,824	\$1,794,082	\$1,794,082	\$0
Total	\$19,298,276	\$24,680,720	\$29,621,820	\$4,941,099
Increase from Base		\$5,382,444	\$10,323,543	
NPV (@2%)	\$15,516,038	\$19,651,285	\$23,816,286	\$4,165,001
Increase from Base		\$4,135,247	\$8,300,248	

fire comp